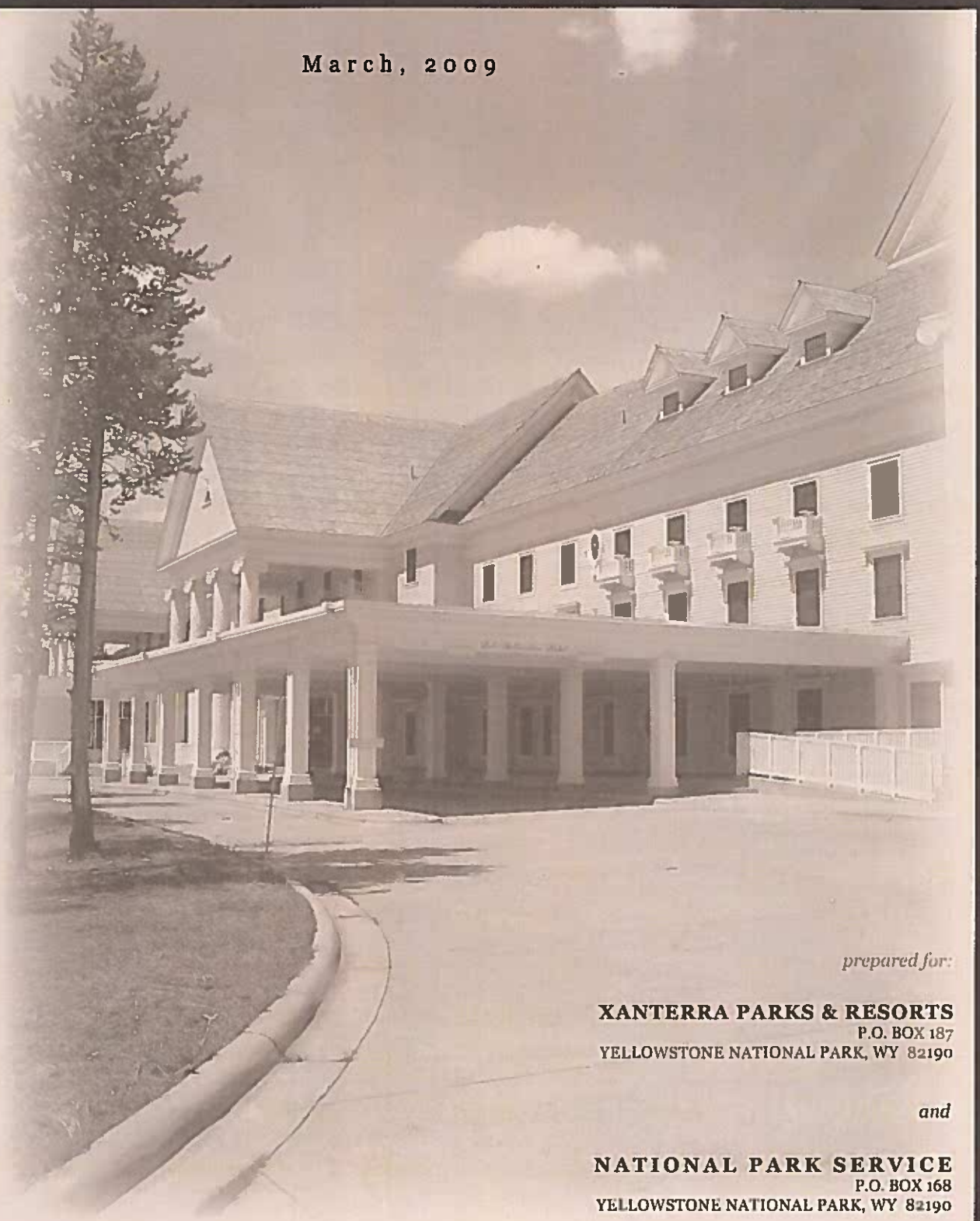
# LAKE YELLOWSTONE HOTEL
## YELLOWSTONE NATIONAL PARK

# HISTORIC STRUCTURE REPORT

March, 2009



*prepared for:*


**XANTERRA PARKS & RESORTS**
P.O. BOX 187
YELLOWSTONE NATIONAL PARK, WY 82190

*and*

**NATIONAL PARK SERVICE**
P.O. BOX 168
YELLOWSTONE NATIONAL PARK, WY 82190



A&E ARCHITECTS
222 North Higgins Ave. ■■ Missoula, MT 59802
www.aearchitects.com

# LAKE YELLOWSTONE HOTEL
# HISTORIC STRUCTURE REPORT

March, 2009

*Prepared for:*


XANTERRA PARKS & RESORTS
1 Engineering Way
P.O. Box 587
Yellowstone National Park, WY 82190

*and*

U.S. DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
P.O. Box 168
Yellowstone National Park, WY 82190


*Prepared by:*


A&E ARCHITECTS, P.C.
222 North Higgins Ave.
Missoula, MT 59802

*and*

CULTURAL RESOURCES CONSULTING SERVICES
P.O. Box 8753
Missoula, MT 59807

# LAKE YELLOWSTONE HOTEL
# HISTORIC STRUCTURE REPORT

## TABLE OF CONTENTS


EXECUTIVE SUMMARY ..... 1

PART 1: DEVELOPMENTAL HISTORY

A. Historical Background and Context ..... 4

B. Chronology of Development and Use ..... 11

Development and Use of the Site ..... 11

Development and Use of Lake Hotel (HS-4300) ..... 16

Development and Use of Lake Hotel Maintenance Building (HS-4301) ..... 29

Development and Use of Lake Hotel Annex (HS-4303) ..... 32

Development and Use of Lake Hotel Storage Cellar (HS-4309) ..... 35

Development and Use of Lake Hotel Pump House (HS-4310) ..... 35

Development and Use of Lake Hotel Winter Residence (HS-4313) ..... 35

Development and Use of Lake Hotel Housekeeping Cabin (HS-7071) ..... 37

Development and Use of Lake Hotel Single and Double Cottages ..... 37

C. Physical Description (Existing Conditions) ..... 41

Lake Hotel Site Description and Condition ..... 41

Lake Hotel (HS-4300)

*Architectural Description – Exterior* ..... 43

*Architectural Description – Interior* ..... 46

*Architectural Condition – Exterior / Interior* ..... 50

*Structural Description and Condition* ..... 52

*Mechanical Description and Condition* ..... 53

*Electrical Description and Condition* ..... 54

*Exterior Photos* ..... 62

*Interior Photos* ..... 75

Lake Hotel Maintenance Building (HS-4301)

*Architectural Description* ..... 85

*Architectural Condition* ..... 87

*Structural Description and Condition* ..... 88

*Mechanical Description and Condition* ..... 89

*Electrical Description and Condition* ..... 90

*Exterior Photos* ..... 92

*Interior Photos* ..... 94

Lake Hotel Annex (HS-4303)

*Architectural Description – Exterior / Interior* ..... 97

*Architectural Condition – Exterior / Interior* ..... 98

*Structural Description and Condition* ..... 99

*Mechanical Description and Condition* ..... 100

*Electrical Description and Condition* ..... 101

*Exterior Photos* ..... 103

*Interior Photos* ..... 103

Lake Hotel Storage Cellar (HS-4309)

*Architectural Description and Condition* ..... 106

**Lake Hotel Pump House (HS-4310)**
*Architectural Description and Condition* ..... 106
*Exterior Photos* ..... 107

**Lake Hotel Winter Residence (HS-4313)**
*Architectural Description – Exterior / Interior* ..... 108
*Architectural Condition – Exterior / Interior* ..... 109
*Structural Description and Condition* ..... 110
*Mechanical Description and Condition* ..... 111
*Electrical Description and Condition* ..... 112
*Exterior Photos* ..... 114
*Interior Photos* ..... 117

**Lake Hotel Housekeeping Cabin (HS-7071)**
*Architectural Description and Condition* ..... 119

**Lake Hotel Single Cottages**
*Architectural Description and Condition* ..... 120
*Structural Description and Condition* ..... 121
*Mechanical Description and Condition* ..... 122
*Electrical Description and Condition* ..... 123

**Lake Hotel Double Cottages**
*Architectural Description and Condition* ..... 127
*Structural Description and Condition* ..... 128
*Mechanical Description and Condition* ..... 129
*Electrical Description and Condition* ..... 130
*Exterior Photos* ..... 133
*Interior Photos* ..... 134

PART 2: TREATMENT AND USE

**2.A Management Philosophy and Primary Treatment** ..... 136
**2.B Requirements for Treatment** ..... 137
**2.C Alternatives for Treatment** ..... 137
*Lake Hotel (HS-4300)* ..... 139
*Lake Hotel Maintenance Building (HS-4301)* ..... 141
*Lake Hotel Annex (HS-4303)* ..... 142
*Lake Hotel Storage Cellar (HS-4309)* ..... 142
*Lake Hotel Pump House (HS-4310)* ..... 142
*Lake Hotel Winter Residence (HS-4313)* ..... 143
*Lake Hotel Housekeeping Cabin (HS-7071)* ..... 143
*Lake Hotel Single Cottages* ..... 143
*Lake Hotel Double Cottages* ..... 143

APPENDICES

A. Bibliography
B. List of Figures
C. National Historic Landmark Nomination
D. Structural Assessment
E. Schematic Design
F. 100% Design Development
G. Enhanced Design Development

## Executive Summary

Lake Hotel is the oldest extant hotel currently operating in Yellowstone National Park. The Yellowstone Park Association[1], consisting of officers and investors with close ties to the Northern Pacific Railroad Company, began construction of the hotel during the winter of 1889-1890. Located deep in the heart of the park, on the north shore of Lake Yellowstone, the site selected for the new hotel lay adjacent to the proposed route of the Grand Loop Road, segments of which were then under construction. The hotel opened for business in the spring of 1891 and soon became a favorite of park visitors, who arrived via stagecoach. As originally constructed, the hotel was a three-story frame building built in the Eastlake style.

In 1903, Yellowstone Park Association President, Harry Child, hired California-based architect, Robert C. Reamer to work on the company's buildings in and adjacent to Yellowstone. Between 1903 and 1904, Reamer designed and supervised the construction of Old Faithful Inn, and also drew plans for the additions and alterations to Lake Hotel, which transformed the building from its original Eastlake style to its current Colonial Revival style. Over the next 30 years, Reamer (and other architects under contract with the company) continued to design additions for the hotel, as well as modifications to its interior spaces, always keeping to the Colonial Revival style.

In the late 1930s the Yellowstone Park Company (YPC), successor to the Yellowstone Park Association, planned to expand its range of services at Lake Hotel by the addition of a series of single and double-room detached cottages to be located at the rear of the hotel. The hotel had been closed for much of the 1930s, when fewer visitors chose to stay in the park's hotels, opting instead to camp or to stay in the less expensive lodges. The cottages at Lake were to be patterned after the cabins built behind the newly remodeled Mammoth Hot Springs Hotel, renamed the Mammoth Motor Inn. The new buildings at lake were described as "cottages" in order to distinguish them from the "cabins" associated with Lake Lodge. Although begun in the early 1940s, the full build-out of the Lake Hotel Cottages was not completed until 1952, first because of curtailment of visitor services during World War II, and subsequently because of materials rationing initiated during the early years of the Korean War.

In 1966, after years of struggling to meet its commitments with the park, the YPC sold all of its Yellowstone assets to the Goldfield Corporation, including the 97 buildings then standing in the Lake Hotel complex. Just a few months later, Goldfield Corporation sold all of its tourism-related facilities, including those in Yellowstone, to General Baking, which changed its name to General Host, Inc. in 1967. As part of its concession agreement with the National Park Service, General Host agreed to make $10,000,000 worth of improvements to its park facilities over an eight-year period. General Host did not meet its commitment, however, and, in 1976, the National Park Service purchased the former YPC holdings in Yellowstone. The park then awarded a new concessions contract to TWA Services, an affiliate of Trans-World Airlines. Since then, a series of concessioners have held contracts to operate the park's remaining historic lodges and inns, all of which were built by the Yellowstone Park Association or its successors. With a few exceptions, the buildings in the Lake Hotel complex continue to be used for their historical purposes, and it is anticipated that these uses will continue.

The last major renovation of Lake Hotel occurred in 1986-87, when the interior finishing materials in the guest rooms and in the lobby and other public areas were modernized. Exterior repairs included replacing the capitals on the portico columns. In 2004, Xanterra Parks and Resorts, the current concessioner, remodeled all of the interiors and painted some of the exteriors of the Lake cottages.

[1] In 1882, the Yellowstone National Park Improvement Company was the first corporate entity to obtain a lease from the Secretary of the Interior to build hotels within Yellowstone National Park. In 1886, however, the company was bankrupt, and the newly formed Yellowstone Park Association, assumed control of its leases and improvements.

The park is currently planning more work at Lake Hotel. The purpose of this report is to identify the character-defining features of Lake Hotel and its associated cottages and support buildings, and to provide general guidance for preservation and rehabilitation efforts, principally for the building interiors. The level of treatment proposed for the hotel itself is *preservation*, while the level of treatment proposed for the remaining buildings is *rehabilitation.*

The historical research was conducted by Janene Caywood of Cultural Resources Consulting Service. Information presented in this report is based upon historical research conducted in Record Group 79 of the National Archives and Record Center, the Yellowstone National Park Museum Collections, and the Yellowstone National Park Library, all of which are housed at the Yellowstone Heritage and Research Center in Gardiner, Montana. In addition to the above-referenced collections, project personnel also reviewed the Haynes Foundation Collection of historical photographs archived at the Montana Historical Society in Helena, Montana. A variety of secondary sources, most importantly, Mary Shivers Culpin's *"For the Benefit and Enjoyment of the People": A History of Concession Development in Yellowstone National Park, 1872-1966*, and Ruth Quinn's *Weaver of Dreams: the Life and Architecture of Robert C. Reamer*, also provided important information. Historical Architect, James R. McDonald of A&E Architects along with several members of the firm, conducted the condition assessment in 2006 and an updated condition assessment in 2008.

The following report contains general contextual information regarding the development of the Yellowstone Park Association concession facilities in Yellowstone, as well as a chronological assessment of the development of the Lake Hotel site and of individual buildings within it. The architectural analysis identifies the current condition of the character-defining features pertinent to Lake Hotel.

The recommendations contained in Part 2, Treatment and Use, include specific actions designed to preserve and maintain, and in some instances, restore, the original architectural features of the contributing portions of the interior and the exterior of the hotel. The guest rooms, which do not contribute to the eligibility of the building, will be updated in a manner that is compatible with their historical appearance, including the removal of modern, noncontributing materials resulting from earlier remodeling efforts.

### Administrative Data

**Common Name:** Lake Hotel and Cottages
**Historic Name:** Lake Yellowstone Hotel
**Smithsonian Number:** Lake Hotel 48YE676; all remaining buildings 48YE852
**Historic Structure/LCS Numbers:**

| Current Name | Historic Name | HS- No. | LCS- No. |
|---|---|---|---|
| Lake Hotel | Yellowstone Lake Hotel | HS-4300 | 50615 |
| Lake Hotel Maintenance Building | Lake Hotel Powerhouse/Laundry | HS-4301 | 50616 |
| Lake Hotel Annex | Lake Hotel Girls' Dormitory | HS-4303 | 50618 |
| Lake Hotel Storage Cellar | Lake Hotel Storage Cellar | HS-4309 | 50623 |
| Lake Hotel Pump House | Lake Hotel Pump House | HS-4310 | 257331 |
| Lake Hotel Winter Residence | Winterkeeper's House; Carpenter's Shop | HS-4313 | 50624 |
| Lake Hotel Housekeeping Cabin | Lake Hotel Housekeeping Cabin | HS-7071 | 260749 |
| Lake Hotel Single Cabin (42) | Lake Hotel Single Cottage | See Part 1C | See Part 1C |
| Lake Hotel Duplex Cabin (34) | Lake Hotel Duplex Cottage | See Part 1C | See Part 1C |

**Locational Data:** USGS Lake Quadrangle (unsurveyed); Teton County, Wyoming
**Proposed Treatment:** Preservation (Lake Hotel); Rehabilitation (remaining buildings)

**Related Studies:** Rodd L. Wheaton and Mary Culpin, National Register of Historic Places Registration Form, Lake Hotel, Yellowstone National Park, National Park Service, Rocky Mountain Regional Office, Denver, Colorado, March 12, 1991.

Wheaton, Rodd, National Historic Landmark Nomination, March 2009, to be submitted November, 2009 (see Appendix C for Nomination)

Susan A. Tenney, Draft National Register of Historic Places Inventory-Nomination/DOE Form, Historic Resources of Yellowstone National Park (Partial Inventory: Lake District -- Excluding Fish Hatchery), National Park Service, Rocky Mountain Regional Office, Denver, Colorado, March, 1984.

### Cultural Resource Data

**Date of listing in the National Register:** Lake Hotel listed on May 16, 1991
**Period of significance:** Lake Hotel, 1891-1941
**National Register Criteria and Areas of Significance:** Lake Hotel is listed under criteria A and C at the State level of significance. Note that the only interior space identified as contributing to the eligibility of the building is the public space on the first floor (lobby, lounge, gift shop, and dining room). All of the guest rooms in the east wing as well as those above the dining room have been remodeled and no longer possess historical integrity.

# Part 1. Developmental History

## A. Historical Background and Context

In 1882, the newly established Yellowstone National Park Improvement Company received a lease from the Department of the Interior to build hotels at several locations in Yellowstone National Park. The company's three principals, Carroll Hobart and Henry Douglas, both of Dakota Territory, and Rufus Hatch of New York City, all were associated in some capacity with the Northern Pacific Railroad Company, which was in the process of building a branch line into the park from Livingston, Montana. Park tourists would require lodging, and the investors in the improvement company proposed to capitalize on the new tourism market by building hotel accommodations in the park.

The company began its venture by building a frame hotel at Mammoth Hot Springs and tent hotels at several locations within the park. By 1886, however, the Yellowstone National Park Improvement Company was bankrupt, and its assets taken over by the newly formed Yellowstone Park Association (YPA)—the primary shareholders of which also happened to be heavy investors in the Northern Pacific Railroad Company. Under protest from Hobart's attorneys, the YPA acquired the government leases granted to the improvement company by the Secretary of the Interior. The new company, under the direction of Charles Gibson, completed the hotel at Mammoth, and opened temporary tent-style lunch stations at several locations within the park.

In the spring of 1889, the YPA began construction of a frame hotel on the north shore of Yellowstone Lake, at its Lower Yellowstone Lake lease site, where it had operated a temporary tent hotel since 1887. Using lumber milled on site, construction began prior to the approval of the building specifications prepared by architect N. T. Haller of Washington D.C.[2] After submitting revised specifications for approval by the Secretary of the Interior, construction continued through the summer of 1890, and, by 1891, the hotel was open for business.

In his annual report to the Secretary of the Interior for 1891, Acting Superintendent of Yellowstone National Park, Captain George S. Anderson, wrote the following:

> The Lake House has one wing completed, and this is all that will be needed until the tide of travel sets more in that direction. It is one of the pleasantest, best kept hotels in the Park, and deserves better patronage than it has yet received. I regard it as the most desirable place in the Park for a prolonged stay."[3]

Despite the growing popularity of the park, the hotel concession continued to struggle financially. Besides Lake Hotel, the YPA operated the hotel at Mammoth, the Fountain Hotel in Lower Geyser Basin (completed the same year as Lake Hotel), and the Upper Geyser Basin Hotel (also known as Hobart's Hotel) built by the Yellowstone National Park Improvement Company on the site of the present day Old Faithful Inn. The Department of the Interior considered the Upper Geyser Basin Hotel inadequate, and wanted the YPA to replace it with a new facility.

Although the YPA went as far as hiring an architect to draft the plans for a new hotel in Upper Geyser Basin, the financial footing of the company was uncertain, and it could not proceed with the construction. In order to continue its influence over hotel development and operation in the park, in 1898, the Northern Pacific Railroad, acting through its subsidiary, the Northwest Improvement Company, purchased a controlling interest in the YPA. With control of the YPA in hand, the railroad looked for an appropriate purchaser, which it found in the owners of the

[2] Ruth Quinn, *Weaver of Dreams: the Life and Architecture of Robert C. Reamer* (Gardiner, MT: Leslie and Ruth Quinn, publishers, 2004), 43.

[3] Captain George S. Anderson, Acting Superintendent, Annual Report to the Secretary of the Interior for 1891, p. 6. (Washington D. C, Government Printing Office).

Yellowstone Park Transportation Company, E. W. Bach, Silas Huntley, and Harry W. Child, who had held and profitably operated the concession for transportation services in the park since 1891.

In 1901, the Northwest Improvement Company sold its share in the YPA to the Yellowstone Park Transportation Company principals, who continued to operate the hotel concession under the name of the YPA. The same year, Silas Huntley died, leaving Harry W. Child to preside over both the transportation company and their newly acquired hotel concession.

One of Child's early decisions as YPA president was the 1903 hiring of a young California-based architect, Robert C. Reamer, to work in Yellowstone. Reamer had been recommended to Child by his former employer, Elisha S. Babcock. Reamer worked on projects for Babcock's Coronado Beach Company in San Diego from the mid 1890s through 1902, during which time he was responsible for alterations to the Del Coronado Hotel, as well as the design of new buildings in the resort complex. Babcock encouraged Reamer to accept a position with Child, indicating that the association would likely result in other profitable connections with the Northern Pacific Railroad.[4]

It appears that Child's first priority for Reamer was the design of a new hotel for Upper Geyser Basin, a proposal that had been in the works since at least the mid-1890s. Rejecting at least two previous hotel designs, Child instead specified the construction of a rustic style building. Reportedly, Reamer drafted the preliminary plans for Old Faithful Inn on the train trip east from California to the park, where he arrived in early February. The Department of the Interior approved Reamer's drawings in May, and the YPA began construction of the new hotel in earnest, with a loan from the Northern Pacific Railroad Company.

Reamer remained in the park to supervise the construction of the inn as well as other projects such as an addition to Lake Hotel. Instead of the rustic style used for the new construction at Old Faithful Inn, at Lake, Reamer's plans transformed the hotel from its simple Eastlake Style to the Colonial Revival style through the addition of classical columns, pedimented porticos, egg and dart trim, multi-light and oculus windows, and entrances with fan lights above and sidelights. The source of the inspiration for the change to Colonial Revival styling is not evident in documentation from the period. Reamer's previous experience with the Del Coronado Hotel, had provided him with some expertise in classical revival styling, yet, it seems clear from the character of the new construction commissioned by the YPA that the company intended its new buildings to be built in the rustic style.[5]

Reamer's initial foray into Yellowstone National Park marked the beginning of a 34-year relationship between the architect and the YPA and its affiliated companies, which would eventually hold the concession to all of the park's hotels, lodges, and transportation services. Although the YPA employed other architects for design work in Yellowstone, YPA President, Harry Child, and his successor, W. M. Nichols, hired Reamer to design virtually all of the major additions and alterations to the park's hotels until Reamer's death in 1938. For the most part, Reamer's plans were accepted with little modification by the government—even after the 1916 establishment of the National Park Service brought concessions development under closer scrutiny.

Horace Albright, the first civilian superintendent to represent the National Park Service arrived in the park in 1919. Assisted by National Park Service landscape architects, Albright supervised the parks concessioners closely, including Harry Child's two companies, then operating under the names of the Yellowstone Park Hotel Company and the Yellowstone Park Transportation Company. Although the early concessioner's leases usually included a provision that required approval of new construction by the Secretary of the Interior, approvals were often after the fact. With its new cadre of landscape architects and engineers, the National Park Service was determined to ensure that development did not destroy the natural features of the parks. Henceforth, agency review went

[4] Quinn, *Weaver of Dreams*, 6.

[5] Ibid.

beyond the approval of construction drawings to encompass the siting of new buildings and major additions, as well as site improvement work such as landscaping and the placement of roads. One of Albright's first recommendations for Lake Hotel was the addition of a porte-cochere:

> At the Lake Hotel the improvements that will be the most noteworthy will include a porte-cochere in front of the central entrance to the hotel, built with faithful adherence to the colonial architecture of the hotel itself. The old porch floors will be replaced by concrete walks, and the ground in front of the hotel will be improved by planting.[6]

The work of Child's hotel and transportation companies continued under Albright's close supervision. By the end of the 1920 season, Albright has assessed the facilities and operations of the hotel company and made recommendations for improvements and additions to most of them, including the hotels at Mammoth, Old Faithful, Lake and Canyon. For Lake, he stated the following:

> Lake Hotel needs many more rooms with and without baths, a new annex should be built for the rooms, lobby and dining room; the grounds should be planted and otherwise improved from the standpoint of landscape architecture. The old hotel should be painted.[7]

Over the next decade, Child complied with most of Albright's recommendations, beginning with the addition to the Lake Hotel. In 1922, he hired Reamer to design the addition.[8] The new wing, which stretched east from the east wall of the 1903/04 addition, contained 113 new guest rooms; although simpler in design than that of his earlier addition, Reamer continued some of the Colonial Revival detailing in the new wing. Albright's suggested expansion of the dining room, and the improvement of the grounds occurred at roughly the same time. The grounds improvement project included the demolition and rehabilitation of the old E. C. Waters store and residence. By the end of 1924, the hotel company had invested considerably in updating its Lake facility, including the construction of a new girls' dormitory to house its seasonal employees.

In 1927, the hotel company proceeded with the construction of a new wing at Old Faithful Inn (also designed by Reamer), which was finished just prior to the 1929 Wall Street crash and the beginning of the Great Depression. During the first half of the 1930s, park visitation declined dramatically, with the most substantial drop seen in rail passengers. As rail passengers constituted the majority of hotel clientele, the hotel company suffered the greatest losses. During the 1933 season, only two of the hotel company's facilities, Old Faithful Inn and Canyon Hotel opened. Lake Hotel would remain closed until 1937, even though park visitation had begun to rebound as early as 1934.

One of the nation-wide trends recognized by both National Park Service officials and by the major park concessioners during the depression years, was the preference of park visitors for lodge-style accommodations, where guests stayed in individual cabins (some equipped with cooking facilities), oriented around a main lodge containing a dining facility or cafeteria, and space for leisure activities. Yellowstone already possessed four such complexes, Old Faithful Lodge, Lake Lodge, Roosevelt Lodge, and Mammoth Lodge—all operated by the Yellowstone Lodge and Camps Company under the same ownership as the hotel and transportation companies. In general, these facilities had fared better financially during the hardest years of the depression.

In 1934, Chief National Park Service Architect, Thomas Vint, suggested that Mammoth Lodge be removed and that the Mammoth Hotel should be converted to a lodge-type facility, with cabins surrounding a few central

---

[6] Horace Albright, Annual Report for Yellowstone National Park, 1919, Yellowstone National Park Library, Yellowstone Heritage & Research Center, Gardiner, Montana, p. 26.

[7] Excerpt from Albright's report to National Park Service Director, Stephen Mather, dated 21 October 1920, quoted in *For the Benefit and Enjoyment of the People*, 67-68.

[8] "Addition to Lake Hotel," Folder 99, Drawer 18, NARA, Yellowstone.

buildings. W. M. Nichols, president of the hotel company since the 1931 death of Harry Child, hired Reamer to redesign the complex. Reamer proposed razing the old hotel and building a new lobby/office space, a dining room and a recreation building; guests would stay in single or double cottages located behind lobby. Reamer argued against simply moving the old Mammoth Lodge cabins to the site of the hotel. Rather, he designed both single and double wood frame cabins, with lapped exterior siding. The conversion of the Mammoth Hotel began in 1936, with the construction of the new dining facility, which housed a formal dining room as well as a cafeteria. Nineteen thirty-seven saw the completion of the lobby/office building, followed by the recreation building. Construction of the Mammoth cottages began in the spring of 1938, not long after Reamer's death.

As early as 1935, the same type of transformation was suggested for Lake Hotel. In a report to the Chief Architect, park landscape architects, Frank Mattson and Robert Hall stated, "A similar plan of hotel and lodge combination was discussed briefly [for Lake] by a study and a review on the site. Such a development may be carried out if the Mammoth development proves to be advantageous."[9] A letter from Reamer to W. M. Nichols, dated August 3, 1935 indicates that the hotel company had already asked Reamer for a design to convert Lake Hotel to a lodge-style facility. Reamer's plans showed forty-one single and forty two-room cabins to be located behind (north of) the hotel. He suggested that the organization of the site would be improved if the boiler room building (currently called the maintenance building) could be moved. In his reply to Reamer, Nichols suggested that considerably more cabins would be required, given the number of people that stayed at Lake Lodge during the 1935 season. Even so, Nichols suggested moving ahead with Reamer's general scheme; the existing cabins at Lake Lodge would be left in place to be used only if all of the new Lake Hotel cabins were filled.[10]

Lake Hotel remained closed during 1936 but reopened the following year. By the middle of July, the hotel was sufficiently busy to require using the rooms in the girls dormitory to house guests—presumably the first such use of that building. The Yellowstone Park Company (YPC), created a year earlier by the merging of the hotel, transportation, lodge and camp, fuel, and boat companies, conducted some routine maintenance and repair of buildings in the Lake Hotel complex, including replacing the wooden shingles on the hotel roof. [11]

For the next two years, the YPC made few changes at Lake Hotel, but apparently continued planning for its conversion to a lodge type facility. After Reamer's death in 1938, however, the YPC was forced to find a new architect for design work. In January of 1940, Nichols wrote to Huntley Child Jr., in Helena, Montana, asking him to "get hold of that architect, Pickering, and see if he can't give us ... at least a floor plan for a cabin along the same lines as the ones at Old Faithful ... together with a little porch over the front door that we talked about."[12] Subsequent correspondence indicates that instead of Pickering from Billings, the YPC eventually hired Bozeman architect, Fred Wilson, to draw up plans for the new Lake cottages.[13] By this time, Nichols was planning to tear down most of the hotel (beginning with the rear or north wing) leaving only the lobby and dining room standing.[14] He asked if it would be possible to use the materials from the old hotel building (siding and windows) in the construction of the new cabins.

---

[9] Frank E. Mattson, Resident Landscape Architect and Robert G. Hall, Assistant Landscape Architect., "Report to the Chief Architect, Period – June 26 to July 30, 1935," Box L-56, NARA, Yellowstone.

[10] Reamer to Nichols, August 3, 1935; Nichols to Reamer, August 17, 1935, File, "Lake & Fishing Bridge, 1935-1942," Box YPC-141, NARA, Yellowstone.

[11] Culpin, *For the Benefit and Enjoyment of the People*, 82.

[12] W. M. Nichols to H. C. Jr, January 12, 1940, File, "Lake & Fishing Bridge, 1935-1942," Box YPC-141, NARA, Yellowstone.

[13] W. M. Nichols to BOH, March 9, 1940 and H. F. Brandenburger to Nichols, File, "Lake & Fishing Bridge, 1935-1942," Box YPC-141, NARA, Yellowstone.

[14] W. M. Nichols to Edmund B. Rogers, Superintendent, Yellowstone National Park, June 5, 1940, File "Building YPS 1940-1943, Box C-37, NARA, Yellowstone.

For its part, the park agreed to provide support to the Lake Hotel cottage plan by using enrollees from the Lake CCC Camp to do the grading and utilities work and to build the roads in the cottage area. During the 1941 season, the company proceeded with the construction of the first of the new cottages behind the hotel. Correspondence from Resident Landscape Architect, Sanford Hill, indicates that in 1941, the hotel company was still contemplating the removal of the east wing, having already removed the north wing in 1940 to make way for a new parking area. Park planners anticipated that a new group of cottages would be located in the area formerly occupied by the east wing.

The YPC's ambitious plans to convert Lake Hotel into a lodge-style facility were curtailed by American's entry into the World War II.[15] Material and labor shortages, gasoline rationing, and thousands of Americans serving abroad or otherwise employed in support of the war effort, all impacted the company's ability to operate. Park-wide, the YPC severely curtailed its services. Closed since 1939, the hotel would remain so until 1948, when an increase in park visitation warranted its reopening.[16]

After nearly a decade standing empty, Lake Hotel had developed a substantial maintenance backlog. In 1948, the dining room wing was jacked up "and a new foundation placed under it and steel beams put in to carry the upper floors." It was also necessary to replace the plaster and repaint the rooms, hallways, dining room and main lobby. The plaster and paint work was conducted over a four-year period between 1949 and 1952.[17]

While the hotel was being repaired, the YPC revived the plans to build the remaining cottages at the rear of the hotel. After some discussion about the plans in April and May of 1950, the National Park Service approved Fred Wilson's original plans, first submitted in 1941. Through the first part of 1950, discussion ensued among representatives of the park, the region, and the YPC, regarding details of the cottage area plan, including the park's agreement to construct concrete curbing around the streets in the area, and the character and placement of the street lighting fixtures. Superintendent Rogers added a detailed memo to Nichols reiterating the agreements made on the ground regarding the exterior paint colors for the cottages:

> The major portion of these cottages which are now built will be painted a Colonial yellow with a light yellow trim. Details were as follows: This color would reach east to cottage 7-C: Single Cottage. --Trim light yellow; verge, rafter ends rafter face, under porch ends, door frame and window. Body: Colonial yellow same as hotel, all walls, gable face under gable roof, base and door. Double cottages. -- Same as the single room cottages except that the corner posts will be painted the trim color.
>
> Cottages east of 7-C will be painted a soft green comparable to what we are now calling the "Tower Falls Green", but somewhat richer intone. The trim colors will be determined on the ground and a light shade of green was favored. The zone of the cottages to be painted green will be included in the east end of the southern block and the two eastern most blocks. (No building is planned in the eastern most block in the present program)
>
> Cottages west of the plaza will remain the Yellowstone gray with doors of different colors to be determined on the site. It was agreeable to paint the western group of cottages the same yellow as on the east side,

[15] The exact number of cottages built for Lake Hotel before WW II is unknown. Some have suggested that none of the cabins were built until 1951. However, Sanford Hill mentions the YPC building cabins at Lake in 1941. In addition, correspondence from 1950 mentions the construction of "the original group of cottages" prior to the war. Sanford Hill, Resident Landscape Architect, "Narrative Report to the Regional Landscape Architect Region Two on Yellowstone National Park," September, 1941, Box L-56, NARA, Yellowstone and Edmund B. Rogers, Superintendent Yellowstone National Park to Regional Director, Region Two, May 2, 1950, File, "900-01 Buildings and Construction Vol. 4, Yellowstone Park Company, Jan. 1, 1950 through, 2 of 2," Box C-66, NARA, Yellowstone.

[16] Huntley Child, Jr. to Hugh D. Galusha, November 16, 1952, File "Lake Hotel and Cottages 1948-1958, Lake Lodge Additions & Repairs," Box YPC-125, NARA, Yellowstone.

[17] Ibid.

> but, because of the paint on hand, it was determined to paint the second coat with the same gray as now painted. [18]

The YPS finally began construction of the new cottages in the fall of 1950 and planned to complete the remainder of the buildings in 1951, mostly with materials stockpiled on site. In the spring of 1951, however, the Department of Commerce issued an order requiring that all plans for major construction projects be reviewed and approved by the National Production Authority (NPA), a newly created agency charged with developing and promoting the supply of materials critical for national defense during the early years of the Korean War.

Nichols' first requests to the NPA, for work at both Fishing Bridge and the Lake cottage area were both denied. Requests from Yosemite National Park had also been denied, prompting a letter from the Secretary of the Interior to the Acting Administrator of the NPA.

> Because of the critical situation in regard to facilities for visitors to these great natural areas, I should appreciate reconsideration of these applications and most strongly urge approval of these projects. In support of this request, I should like to point out that these improvements have been contemplated for several years and arrangements for the construction of the units in Yellowstone have been carried to the point where more that 50 per cent of the materials and equipment, including a large boiler and oil burner have been purchased and delivered. Since this material was purchased especially for the buildings as approved by the National Park Service it would be of little value elsewhere. Most of the lumber has been cut to planned dimensions and is located in remote areas; the consequent transportation difficulties would preclude its reasonable adaptation for other purposes. The typing up of the capital invested in the materials and their rapid disintegration in storage will also impose an undue hardship upon the operating company.[19]

Perhaps because of the Secretary's intervention, the YPC did receive authority to proceed with construction at the end of August, 1951. However, this was too late in the year for the company to complete the work, and Nichols informed the park that the company would restart construction in the spring of 1952 "if conditions remain favorable."[20] Completion of the cabins in 1952 marks the end of the YPC's development of the Lake Hotel site.

In 1955, National Park Service Director, Conrad Wirth, initiated Mission 66, a long-range program designed to bring park operations across the country up to an acceptable standard. The target date for completion of the program was 1966—the fiftieth anniversary of the National Park Service. Officials from all parks, including Yellowstone, were expected to provide suggestions for improvements in all areas of management including the state of its concession facilities. A committee of four from Yellowstone, consisting of the superintendent, the chief ranger, the landscape architect, and the chief naturalist, prepared a list of improvements to all of the park's developed areas including; Lake and Fishing Bridge, West Thumb, Old Faithful, Tower Fall, Roosevelt, Mammoth, and Canyon. It also suggested new development at Bridge Bay. The plan would increase guest room capacity by slightly more than 5,000—at a cost to the concessioner of $13,654,000 in new construction and another $721,200 for rehabilitation.[21]

Because the YPC owned most of the hotel, lodge and boating improvements, the company would be required to undertake the improvements. Its new 20-year contract, dated February 3, 1956, contained a provision that required it to begin the building program by April of that year. Although the company was able to secure a loan to begin the initial building program, in the long run it did not have the financial wherewithal to meet the ambitious obligations mandated by the Mission 66 program. In

---

[18] Edmund Rogers to W. M. Nichols, July 31, 1950, File, "900-01 Buildings and Construction Vol. 4, Yellowstone Park Company, Jan. 1, 1950 through, 2 of 2," Box C-66, NARA, Yellowstone

[19] Secretary of the Interior to Edwin T. Gibson, Acting Administrator, Defense Production Administration, May 28, 1951, File, "900-01 Buildings and Construction, Vol. 4, Yellowstone Park Co., Jan. 1950 through, 1 0f 2," Box C-66, NARA, Yellowstone.

[20] Nichols to Edmund B. Rogers, September 5, 1951, File, "900-01 Buildings and Construction, Vol. 4, Yellowstone Park Co., Jan. 1950 through, 1 0f 2," Box C-66, NARA, Yellowstone.

[21] Culpin, *"For the Benefit and Enjoyment of the People,"* p. 105-107.

addition, the level of service provided by the company had declined, prompting complaints from visitors. After several years of looking for a buyer, in 1966, the YPC sold its Yellowstone properties to the Goldfield Corporation. Included in the sale were 97 buildings in the Lake Hotel complex[22].

Goldfield Corporation sold to General Host just a few months later. General Host received a 30-year contract to operate the concession in Yellowstone, with the provision that it invest $10,000,000 by the end of 1975. Like the YPC, however, General Host was unable to meet its financial commitments. In 1976, it sold all of its Yellowstone improvements to the United States government.[23] From 1976 to the present, the former YPC buildings have been operated by a series of concession/resort companies, the most recent being Xanterra Parks and Resorts.

[22] Ibid.

[23] Culpin, *"For the Benefit and Enjoyment of the People,"* 114.

## B. Chronology of Development and Use

### Development and Use of the Site

The YPA made the first permanent improvements within the Lower Yellowstone Lake lease site, which it had assumed from the Yellowstone National Park Improvement Company. The association's 1886 lease stated the following relative to the site:

> No. 4. And two acres at the Yellowstone Lake, to be definitely located hereafter, as may be agreed upon by the parties hereto --- The lessee shall cause the site agreed upon to be accurately surveyed and marked and submit for the approval of the lessor a plan and description of the same, together with plans of the building to be erected thereon, it being understood that this lease, so far as it relates to the site at the Yellowstone Lake, shall not take effect in law or equity until such site has been definitely located and the plans of buildings approved as above provided.[24]

In 1887, the YPA operated a temporary tent hotel on the north shore of the lake. However, company crews began construction of a permanent hotel in the winter of 1889/1890. The resulting hotel was a simple three-story frame building with an L-shaped footprint, facing south with a view of Lake Yellowstone. The building was designed in the Eastlake style, with a railed porch and a decorative widow's walk on the roof. Other early improvements to the area likely included the power house (now called the maintenance building), and possibly the storage cellar (also called the root cellar), both of which continue to occupy their original locations behind the hotel. Other than the clearing and leveling that occurred for construction of the building, historical documents from this early period do not indicate that much effort was expended on general site landscaping.

The next major change to the site occurred between 1903 and 1904, when the first expansion to the hotel doubled its size, and added the building's signature Colonial Revival architectural detailing. Although the YPA wanted to build the addition straight east from the original hotel, this plan was prevented because of the close proximity of E. C. Waters' boat concession buildings, including his house, store, and boat docks, located east of the hotel, between the hotel and the lake (Figure 1). Expansion to the west was limited by the presence of a creek channel. Instead of simply extending a new wing straight east, architect Robert Reamer, designed an L-shaped wing, which extended east from the original east wall, and then north. A U-shaped access road extended from the recently completed Grand Loop Road, which ran along the lake shore, to the newly configured main entrance beneath the new central portico.

A decline in park visitation during World War I caused the Yellowstone Park Hotel Company to close Lake Hotel during 1918 and 1919. By the early 1920s, however, visitation had increased to the point that the company planned to increase the number of rooms in the hotel, and to add support buildings. These changes were the first to be monitored directly by National Park Service landscape engineers:

> Landscape Engineer D. R. Hull arrived in the park on May 26th and began the consideration of landscape and architectural work effecting Yellowstone Park at the present time. He immediately went to the site of the new annex to the Lake hotel and with R. C. Reamer, Architect for the Yellowstone Park Hotel Company, laid out the new hotel and completely revised the approach roads to both the new and old hotels. Mr. Hull also considered plan and sites for new mess houses, bunkhouses, etc., to be built in the rear of the Lake Hotel for the use of employees of the Hotel and Transportation Companies.[25]

---

[24] Lease between L. Q. C. Lamar, Secretary of the Interior, and Charles Gibson, Yellowstone Park Association, dated March 20,1886, File, "Yell Park Assoc.," Box C-16, National Archives and Record Administration, Gardiner, Montana [hereinafter cited as NARA-Yellowstone].

[25] The transportation company buildings were located north of the hotel, technically outside the lease site for Lake Hotel. Horace Albright, Monthly Report for May, 1922,Yellowstone National Park Library, Yellowstone Heritage and Research Center, Gardiner, MT, p 13.

After review and approval from the National Park Service, construction commenced on the hotel annex (also referred to as the east wing), which extended east from the east end of the 1903 addition. The site selected for the girls' dormitory, completed in 1923, was located behind the hotel, north of the east wing, within a mature stand of lodge pole pine. Also in 1923, the company began construction of a new dining room at the west end of the building. Part of this phase of construction was the removal of Waters' residence and store, which improved the appearance of the site, and allowed for the construction of a new approach road to the front entrance of the hotel. (Figure 2) shows the Lake Hotel lease site in 1924.

In 1925, the park's landscape engineer marked trees to be cut from the vicinity of the hotel and the girls' dormitory, and also for a fire lane between the hotel complex and the buildings in the Lake Auto Camp, which was located roughly a quarter mile northeast from the hotel. (Figure 3) shows the plan of the Lake Hotel and Lake Lodge complexes as they appeared in the early 1930s, after completion of all historic-era additions to the hotel.

From 1925 to 1940, little new development occurred within the hotel complex. In 1940, however, the hotel company began implementing its plan to convert the hotel into a lodge-style facility. As originally configured, the plan called for the removal of all of the guest room wings in the hotel, leaving only the lobby, lounge, dining room and gift shop. Guests were to be housed in new one- and two-room cottages arranged in two plazas, one east and one west of the hotel. The hotel company did tear down the north wing and built a number of cottages, while the park made CCC labor available to build some of the street systems for the cottages. However, America's entry in World War II resulted in curtailment of its development plans throughout the park. After the war, the Yellowstone Park Company added more single and double cabins. It kept the east wing, however, and continued to house guests there. (Figure 4) shows the configuration of the Lake Hotel buildings in 1958, after completion of the remaining cottages. Vehicular access to the hotel and cabins continued to be via the original route of the Grand Loop Road, with hotel guests parking in a lot at the rear of that building, and cottage guests parking adjacent to their rooms.

Sometime after 1967, the cottages in the group west of the hotel were moved to the vacant streets in the east group. A post office was added in the vicinity of the old carpenter's shop (which had been modified for use as the winterkeeper's residence). In 1969, the park began construction of the Lake bypass. A new section of road was built north of the hotel and lodge complexes, to replace the segment of the Grand Loop Road that ran along the lake shore in front of the hotel. All through traffic traveled along the bypass rather than along the Grand Loop Road in front of the hotel.

Other changes that have occurred at the Lake Hotel site since the 1970s include the removal of six buildings, three staff bunkhouses and a mess house shared by transportation and hotel company employees—formerly located between and north of the cottage groups.



Figure 1: View of the E. W. Waters house and boat docks on the north shore of Yellowstone Lake. Lake Hotel is visible behind the Waters buildings. (Courtesy Yellowstone National Park Photo Archives, YELL 122309)




Figure 2: Map of Lake Hotel Lease Site, 1924. The east wing and the new two-story dining room are shown in the hotel footprint, but the girls' dormitory had not been added to the map. File, "1924 Leases," Box C-34, NARA, Yellowstone.



Figure 3: 1933 Master Plan for the Lake Area. The hotel buildings are in the approximate center of the drawing, Lake Lodge and cabins are represented by the cluster to the northeast, government fish hatchery buildings are represented by the group of buildings to the northwest. Note that the hotel is accessed directly from a U-shaped drive that branches from the Grand Loop Road (Courtesy Yellowstone National Park Archives).



Figure 4: August, 1958 aerial view of Lake Hotel and cottages. Note the two groups of cottages, one east and one west of the hotel. (Courtesy Yellowstone National Park Photo Archives, YELL. 27097)

## Development and Use of Lake Hotel (HS-4300)

N. T. Haller, an architect from Washington, D.C., prepared the specifications for the original Lake Hotel. YPA crews began construction of the hotel during the winter of 1889/1890 and continued through the 1890 summer season. By the spring of 1891, one wing of Haller's plan had been completed and was ready for occupation. However, it appears that the remainder of the Haller plan was never executed. Early descriptions of the building referred to it as thoroughly modern facility, built in the Eastlake style (Figures 5 and 6).

In 1903, at the behest of the YPA, architect Robert Reamer recast the original hotel in the Colonial Revival Style to provide architectural significance commensurate with the other major resort hotels in the park and with its location overlooking Lake Yellowstone. Reamer extended the original two front pavilions into full height Ionic porticoes with equilateral triangle Colonial Revival pediments. Windows were modified with multi-light "colonial sash" within architrave trim; balustraded balconies embellished the third floor windows behind and between the porticoes. Gabled roof dormers and lunettes in the pediments integrated into the roof line that retained the balustraded window's walk from the earlier building. Sidelights and fanlights framed the entrance doors of the west and central porticoes. A new L-shaped addition extended east from the original east wall and then north. On the south elevation, the east end of the new wing ended in a third Ionic portico. The addition contained more Colonial Revival detailing such as oval oculus windows. A new concrete walk with balustrades connected the three façade porticos, and provided a place from which guests could view the lake. Emphasizing the style, the frame structure was painted yellow with white trim. Reamer's new design prompted suggestions that the name of the hotel be changed to Lake House and even Lake Colonial Hotel. (Figures 7 and 8) show the hotel as it appeared after execution of Reamer's first alteration and additions.

In 1910, the hotel company built a small, one-story extension to the dining room, on west end of the hotel (Figure 9). Other than its appearance in historical photographs, there is little documentation regarding this addition. Its designer has not been identified, and it is likely that the hotel company's construction crews built it. Although the hotel was closed in 1918 and 1919, in 1920, a porte-cochere was added in front of the middle portico (Figure 10). The designer of the porte-cochere has not been positively identified, although it could have been Reamer.

In 1922, the hotel company asked Reamer to design an annex to the hotel. Later referred to as the east wing, this addition contained 113 new guest rooms with 59 bathrooms. The four-story, flat roofed wing was oriented at a slight angle to the main building, and connected to the latter by a separate connecting structure. Reamer included a half-round plan portico with round Tuscan columns in the approximate center of the south wall of the new wing. Another entrance was located in the connecting structure, which also housed an elevator. In addition to the new construction, Reamer's plans reconfigured the lobby space by removing some first floor rooms to accommodate hotel services including a newsstand, a photo shop, a new registration desk and an office. A tiled fireplace was added to the lobby, west of the main staircase.

Construction on the east wing began in 1922, and the building was fully enclosed by October:

> Yellowstone Park Hotel Company: Favorable weather conditions have also made it possible for the Hotel Company to accomplish much in its work on the construction of the annex at the lake Hotel. Mr. Keefe, superintendent of hotels, report that practically all outside work on this building has been completed and that the crew is now on inside work – that of laying floors, plastering, et. All heating apparatus has been installed and this will make it possible for the workmen to accomplish more because towards the end of the month the temperature has gradually lowered. It is estimated that the building will be practically completed by the 10th of December except some detail work which will be looked after before the opening of the 1923 tourist season when the new hotel annex will be furnished.[26]

[26] Horace Albright, Monthly Report for October, 1922, Yellowstone National Park Library, Yellowstone Heritage and Research Center, Gardiner, MT, p 10.

The interior finishing work took longer than anticipated, however, and all of the rooms in the new wing were not completed until August. Tasks remaining to be completed included the installation of the elevator in the connecting structure. (Figure 11) shows east wing or annex under construction.

After completing most of the new construction work in the east wing, the hotel company proceeded with the preparatory work for the installation of lavatories in the rear or north wing of the 1903/04 addition, and in rewiring the old parts of the hotel. It also poured the foundation for a new, two-story addition at the west end of the building, containing a dining room on the first floor and guest rooms on the second floor. The architectural firm of Link and Haire, of Helena, Montana, designed the dining room addition, which was completed in the spring of 1924.[27] Construction of the new dining room required the removal of the smaller dining room built in 1910. Link and Haire's 1923 plans also included modifications and expansion of the kitchen area, located north of the dining room.

Other than the addition of a new drinking fountain in 1926, the hotel company made few changes to the hotel over the next five years. In 1928, however, the company again hired Reamer to design some additions to Lake Hotel. This round of plans included both new construction and more alterations to the existing lobby. Two new volumes included a semi-octagonal, one-story addition extending from the south wall of the building, west of the central portico, to contain a lounge. The second, smaller volume, extended from the north wall of the lobby, west of the fireplace, and was designed to house a photo shop, a news stand, and a refreshments area. Reamer's plans also called for enclosing the first floor space beneath the central portico in order to further expand the interior lobby. Enclosing this space required the removal of the 1920 porte-cochere and replacing it with a new, flat-roof structure east of the central portico (Figure 12).[28] The new porte-cochere required the reconfiguration of the access road leading from the Grand Look road (Figure 13).

Additional interior modifications included the replacement of the original oak balusters in the staircase between the first and second floors with a Colonial style baluster with turned and painted posts. In addition, the columns in the lobby were widened and paneled bases and molded capitals applied and then painted. New art glass sconces (designed by Reamer) were affixed to the sides of the columns throughout the lobby and in the new lounge (Figures 14 and 15). Implementation of the1928 plans marks the end of Reamer's contributions to the design of Lake Hotel. For the next decade, the hotel company's investment in the hotel was limited to routine maintenance.

The YPC closed Lake Hotel between 1939 and 1948. In anticipation of reconfiguring the Lake Hotel complex to a lodge-style facility, in 1940 the company removed the rear or north wing of the hotel. Other than this one major alteration, however, the company invested little in the hotel or its associated buildings. Upon reopening the hotel in 1948, the YPC initiated four years of repairing and/or replacing plaster throughout the building, and repainting all the rooms and public areas. Another major project was the installation of a new foundation under the 1924 dining room wing, and the placement of steel beams to transfer the load of the upper floors. The exterior of the building remained unchanged, other than the application of new paint, in the original Colonial yellow.

Subsequent modifications to the hotel have included the addition of two porches at the rear of the building to make a more formal entrance for people entering from the north parking lot. Portions of the lobby, including the registration desk, were restored to a more historical appearance the mid-1980s, and between 1986 and 1987, the guest rooms were rehabilitated; the central halls were narrowed to accommodate the construction of handicapped assessable bathrooms, and new finishing materials were applied throughout.

(Figures 16 through 20) show the evolution of the hotel's footprint.

---

[27] Horace Albright, Superintendent's Monthly Report for August, 1923, Yellowstone National Park Library, Yellowstone Heritage and Research Center, Gardiner, MT, p 12; Leroy Hill (Acting Superintendent), Superintendent's Monthly Report for February, 1924, Yellowstone National Park Library, Yellowstone Heritage and Research Center, Gardiner, MT, p 6.

[28] Note that the widow's walk, the last architectural element remaining from the original design, remained intact at the completion of Reamer's 1928 plans. The exact date of its removal has not been determined, but it was gone by the mid-1950s.



Figure 5: Lake Hotel, soon after completion, about 1891.
(Courtesy Yellowstone National Park, Photo Archives, YELL. 128122)




Figure 6: Lobby of Lake Hotel, prior to 1903.
(Courtesy Yellowstone National Park, Photo Archives, YELL.30204)



Figure 7: Front (south elevation) of Lake Hotel after completion of Reamer's first 1903/1904 addition/alteration. (Courtesy Yellowstone National Park, Photo Archives, YELL. 30203)

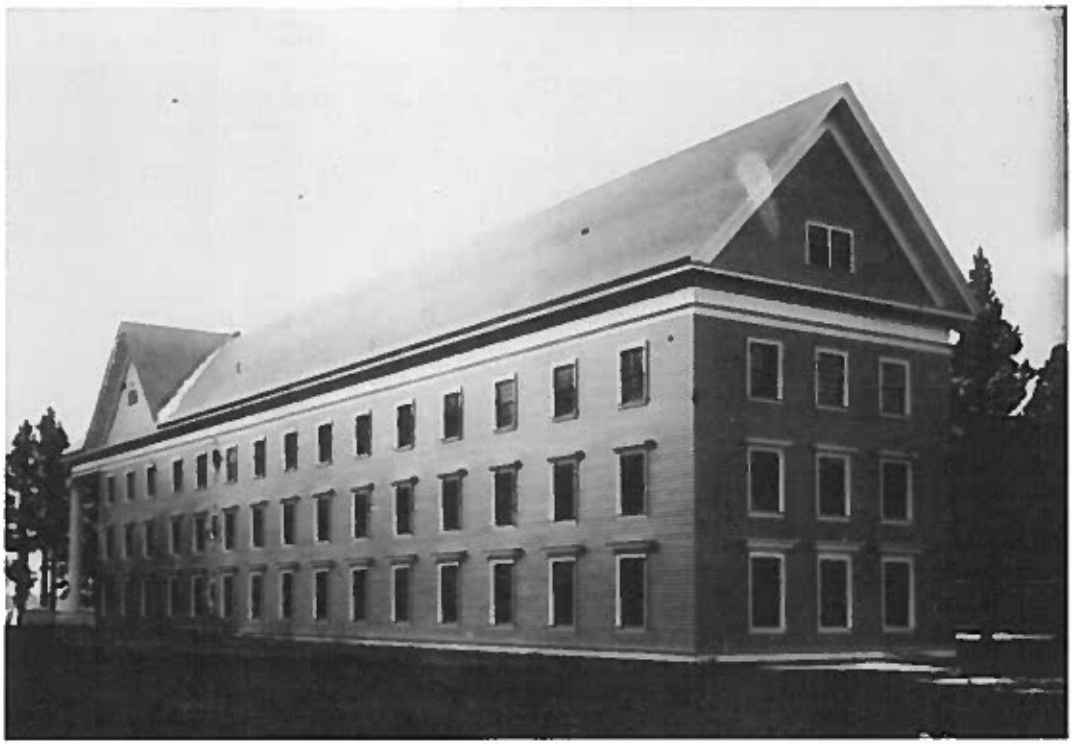


Figure 8: Rear or north wing of Reamer's first addition/alteration to Lake Hotel. The north wing was removed in 1940. (Courtesy Yellowstone National Park, Photo Archives, YELL. 30201)



Figure 9: South elevation of Lake Hotel; 1910 extension to the dining room is visible through trees at left of photo. (Courtesy Yellowstone National Park, Photo Archives, YELL. 23878)



Figure 10: Detail of the original porte-cochere, completed in 1920, (Courtesy Yellowstone National Park, Photo Archives, YELL.30213)

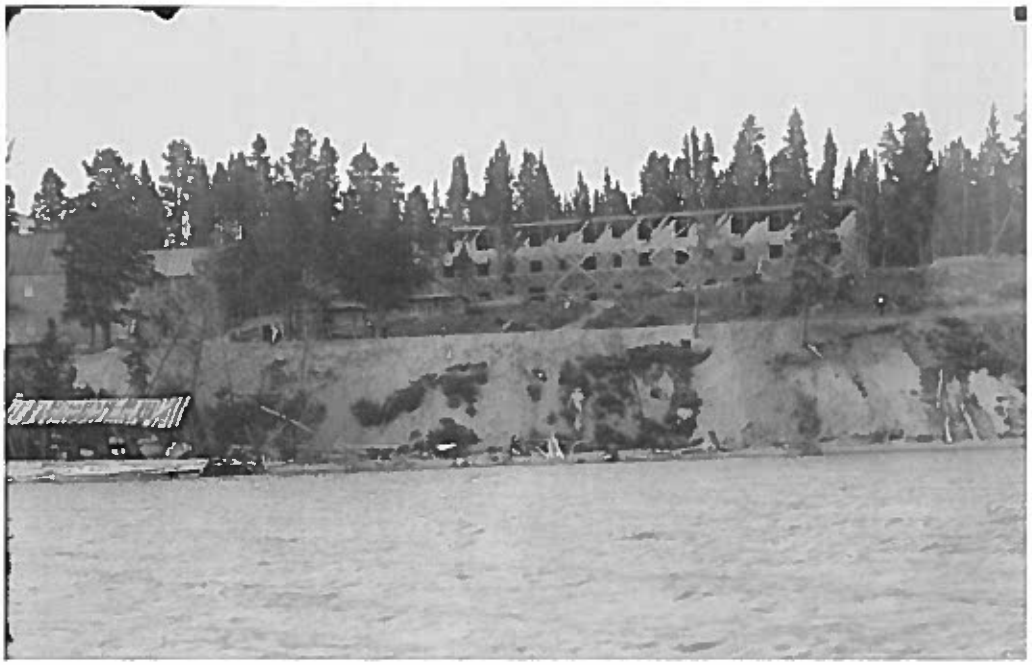


Figure 11: The annex or east wing under construction, about 1923. Note that the Waters house and boat docks were still standing when the YPHC began construction on the east wing. (Courtesy Yellowstone National Park, Photo Archives, YELL.24063)



Figure 12: Photograph showing the lounge addition, the enclosed central portico, and the new porte-cochere nearing completion. (Courtesy Yellowstone National Park, Photo Archives, YELL.30214)



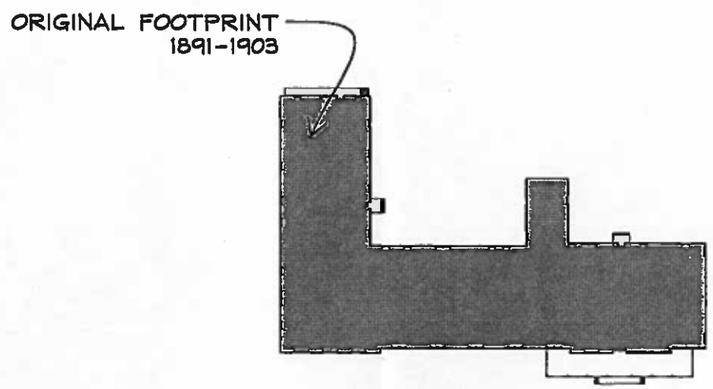
Figure 13: Photograph of the grounds in front of Lake Hotel after completion of Reamer's 1928 additions. (Courtesy Yellowstone National Park, Photo Archives, YELL 133568)



Figure 14: Photograph of the refinished lobby and staircase after completion of Reamer's 1928 alterations. (Courtesy Yellowstone National Park, Photo Archives, YELL 133574)

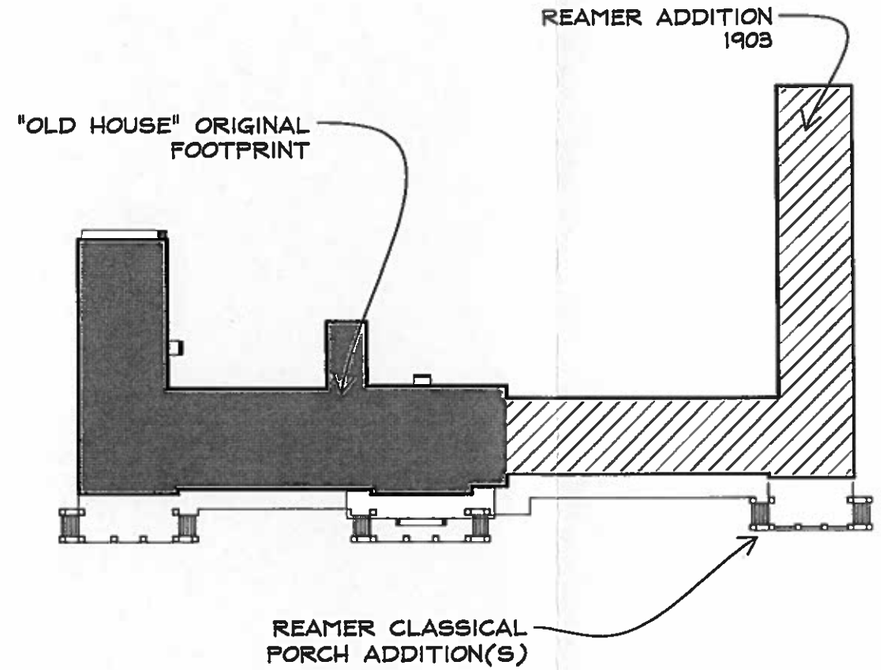


Figure 15: Photograph of the interior of the new lounge.
(Courtesy Yellowstone National Park, Photo Archives, YELL 133451)




1891 FOOTPRINT

NORTH




1903 FOOTPRINT

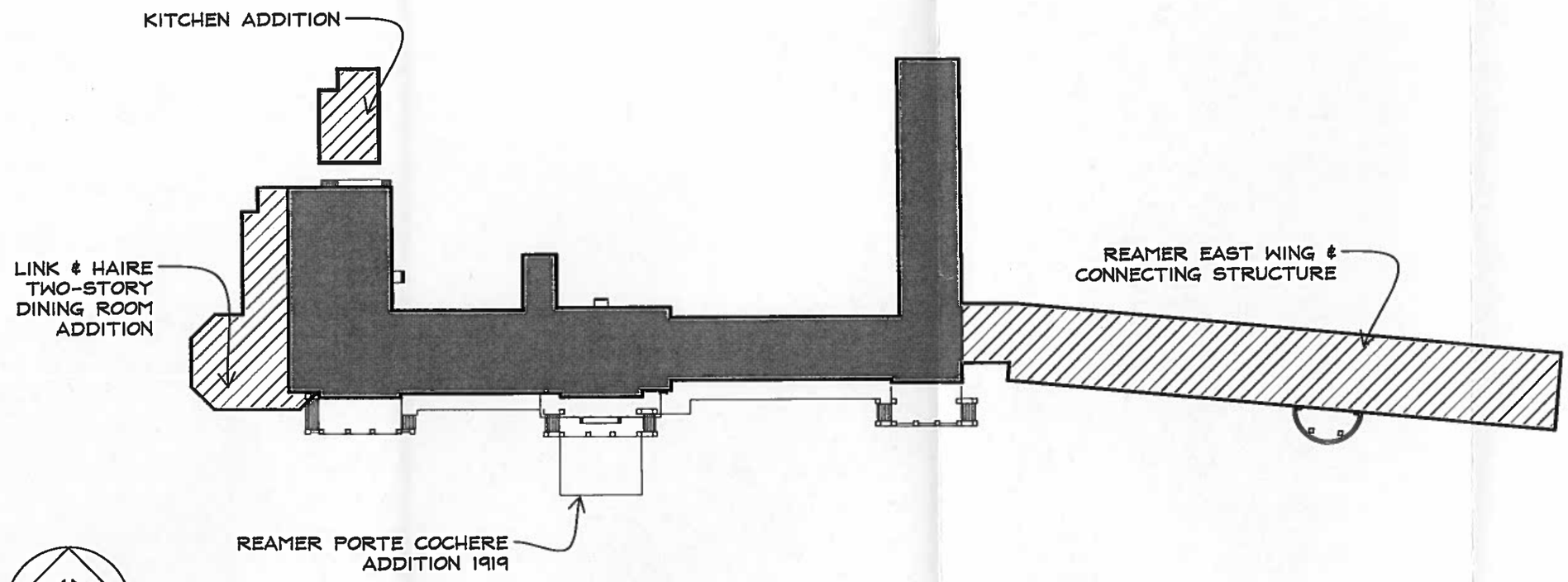
NORTH

**FIGURE #16**

LAKE HOTEL - YELLOWSTONE NATIONAL PARK

**1891 & 1903 FOOTPRINT**

NO SCALE

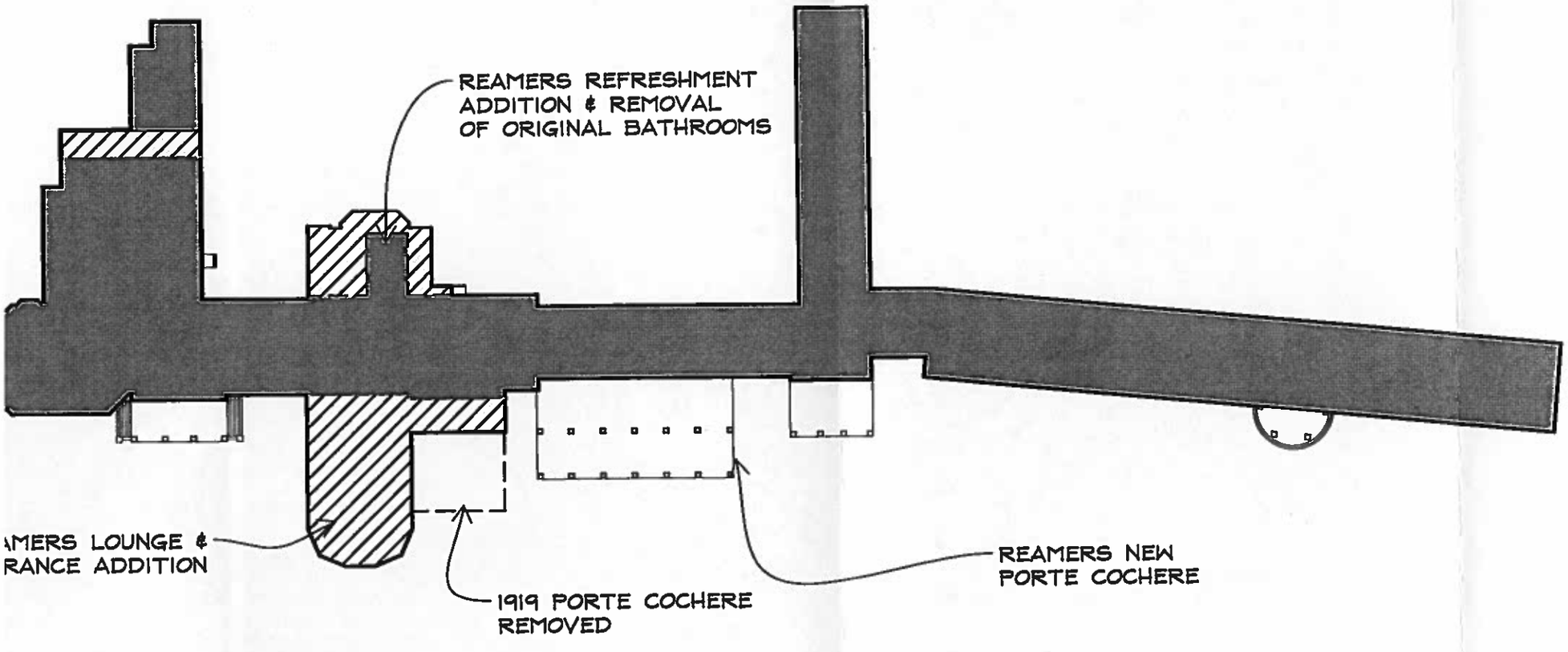



# FIGURE #17

LAKE HOTEL - YELLOWSTONE NATIONAL PARK

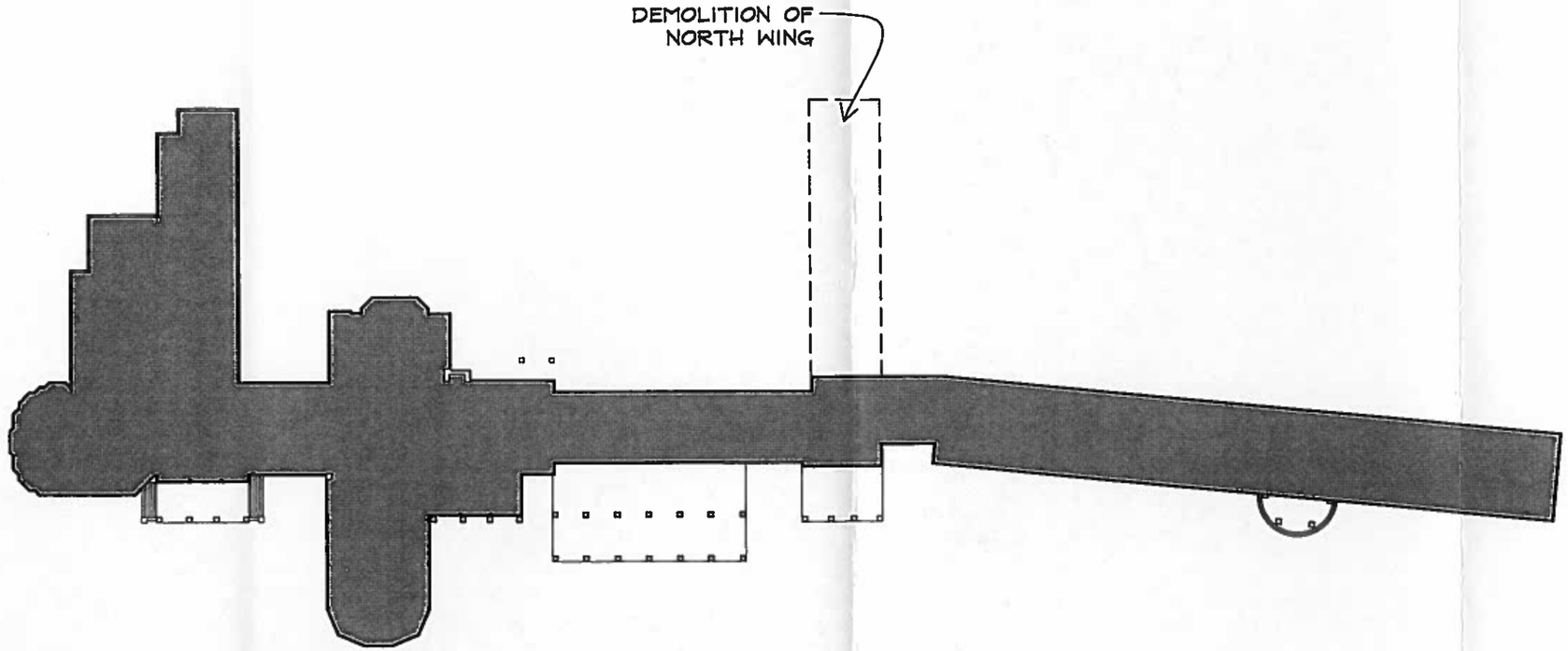
## 1924 FOOTPRINT

NO SCALE






# 1928 FOOTPRINT



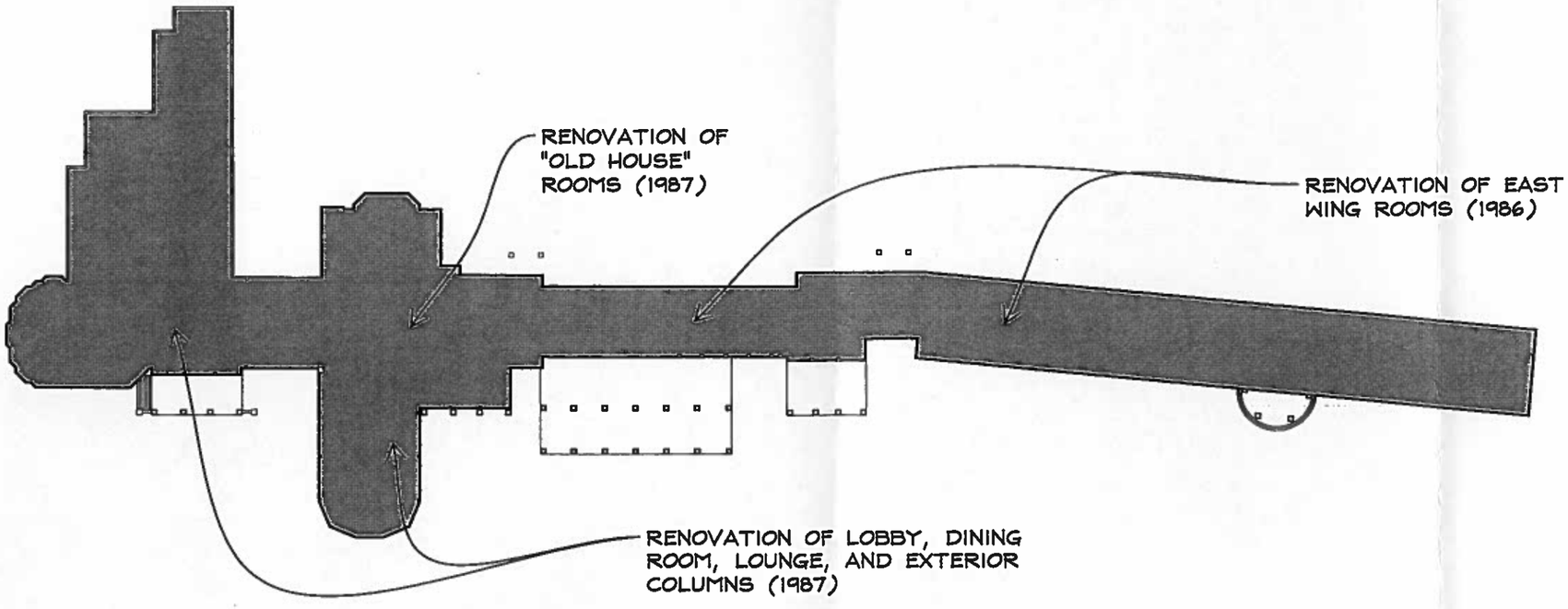

NORTH

# FIGURE #19

LAKE HOTEL - YELLOWSTONE NATIONAL PARK

# 1940 FOOTPRINT

NO SCALE




NORTH

# FIGURE #20

LAKE HOTEL - YELLOWSTONE NATIONAL PARK

# CURRENT(2007) FOOTPRINT

NO SCALE

## Development and Use of Lake Hotel Maintenance Building (HS-4301)

The maintenance building (named on early site plans as the "boiler/laundry" building), is believed to be one of the first buildings constructed on site—to support the operation of the hotel. Because of the utilitarian character of the building, it does not figure prominently in discussions between the concessioner and the park service.

The first reference to the building comes from a 1923 report by then park superintendent Horace Albright, when he noted that the laundry room and engine room were being enlarged.[29] In the 1938 Annual Report for Yellowstone National Park, Superintendent Edmund B. Rogers noted that a new 'locomotive-type' boiler had been purchased and installed in the boiler building. This required the construction of an addition on the boiler room and moving the smoke stack.[30] Finally, in 1950, the maintenance building was enlarged once again to accommodate a larger boiler to provide hot water to the cottages.

(Figure 21) shows the rear of the maintenance building in 1929. The small building adjacent to the west wall is the old ice house. (Figure 22) shows the interior of the maintenance building in 1971. (Figure 23) shows the chronology of development of the maintenance building.



Figure 21: Rear of maintenance building in 1929.
(Photo No. H-29153, Box 135, Haynes Foundation Collection, Montana Historical Society)

[29] *Report of the Director of the National Park Service to the Secretary of the Interior* (Washington D.C.: Government Printing Office, 1923)

[30] Edmund B. Rogers, Annual Report for Yellowstone National Park 1938, Yellowstone National Park Library, Yellowstone Heritage & Research Center, Gardiner, Montana, p. 34.

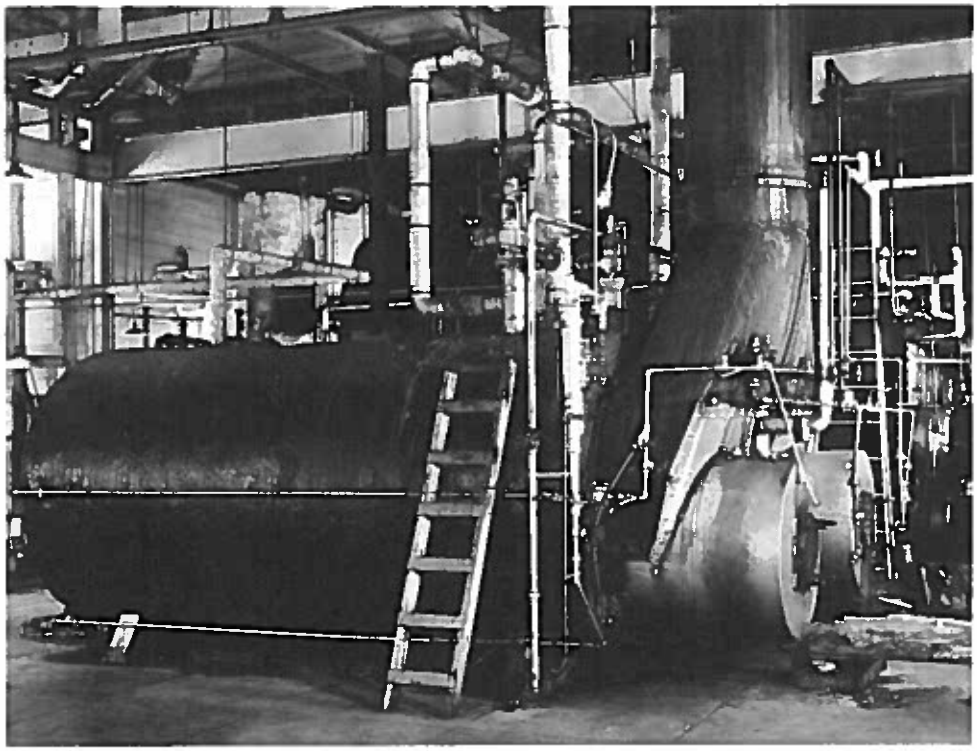
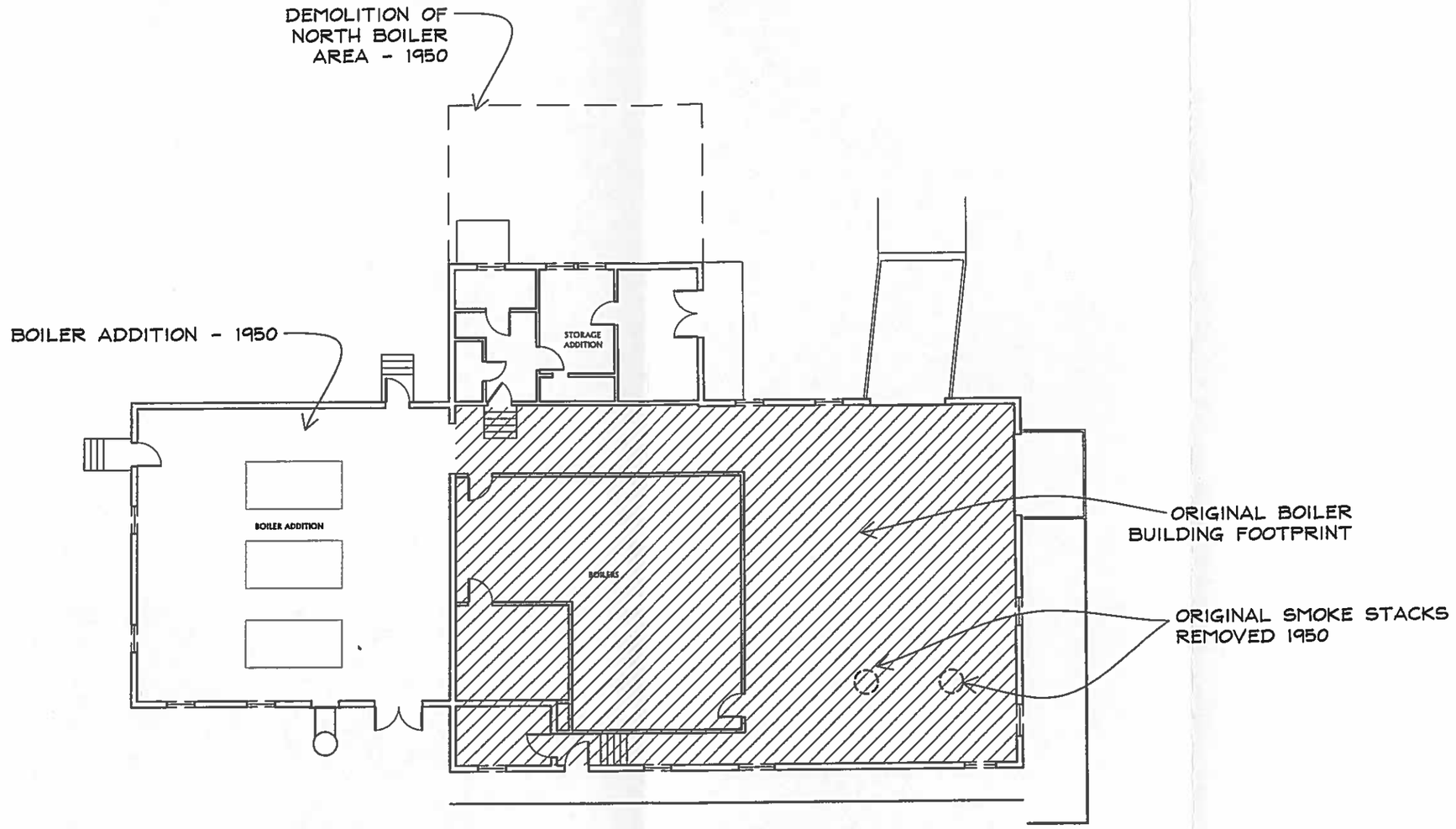


Figure 22: Interior of the Lake Hotel maintenance building, 1971.
(Courtesy Yellowstone National Park, Photo Archives YELL 30129-2)




NORTH

# FIGURE #23 CHRONOLOGY OF LAKE HOTEL - MAINTENANCE BUILDING. HS-4301

LAKE HOTEL - YELLOWSTONE NATIONAL PARK

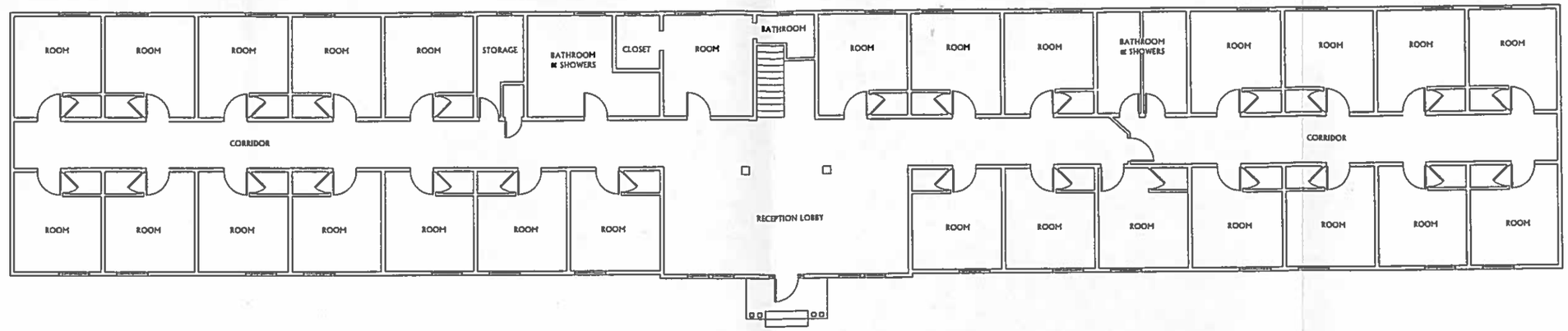
1/16" = 1'-0"

## Development and Use of Lake Hotel Annex (HS-4303)

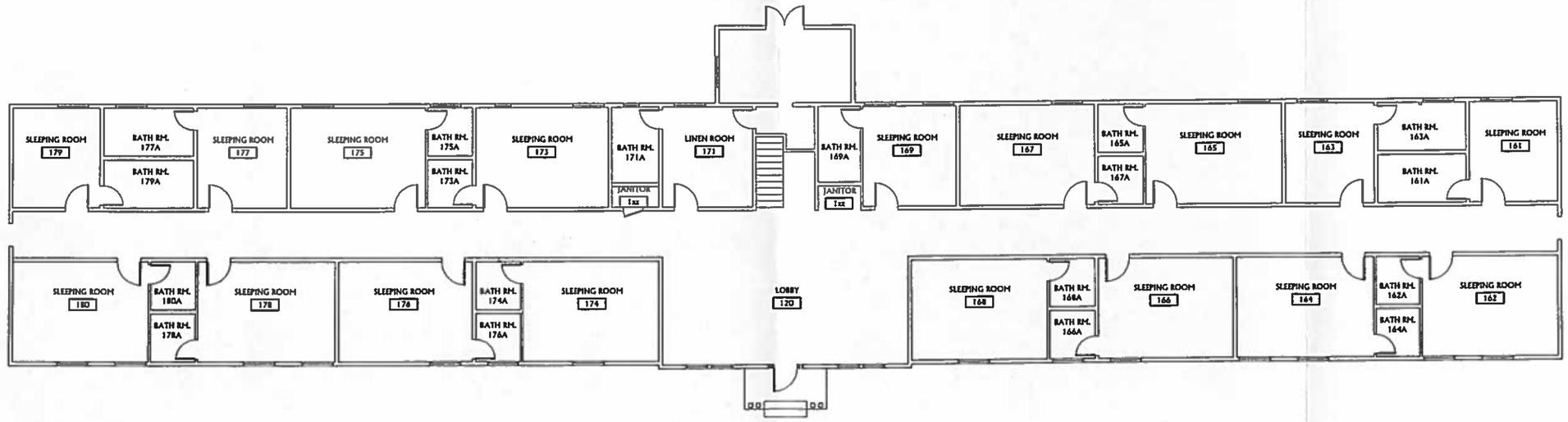
The architecture firm of Link and Haire, of Helena, Montana, designed the girls' dormitory. Completed by YPA construction crews in 1923, the building housed women employees of the hotel company until 1937, when it was first used to house guests. When the hotel reopened in 1948, the concessioner continued to use it for guest housing. The only mention of work done on the hotel comes from the Superintendents Monthly Report for July of 1926, in which Horace Albright notes that the hotel company varnished the floors in the girls' dormitory.[31]

All of the interior rooms were remodeled in 1987 and each room now contains a private bath. There have been few changes to the exterior of the building, other than the addition of a porch and fire escape on the rear (east) wall of the building. (Figures 24 and 25) show the original and current floor plans of the first and second floors of the Lake Hotel Annex (girls' dormitory).

[31] Horace Albright, Superintendent's Monthly Report for July, 1926, Yellowstone National Park Library, Yellowstone Heritage & Research Center, Gardiner, Montana, p. 11.




ORIGINAL DORMITORY
FLOOR PLAN



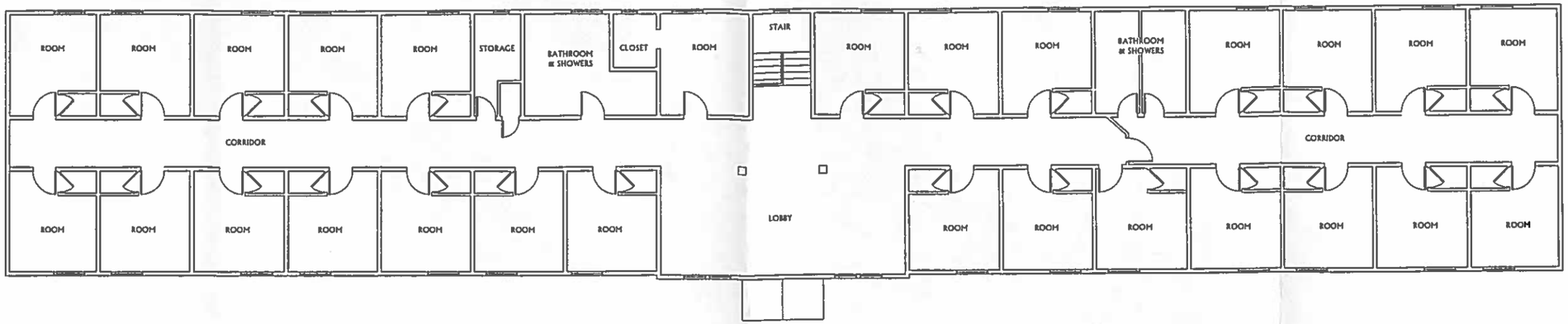

CURRENT GUEST ROOM
FLOOR PLAN (REMODELED 1987)

NORTH

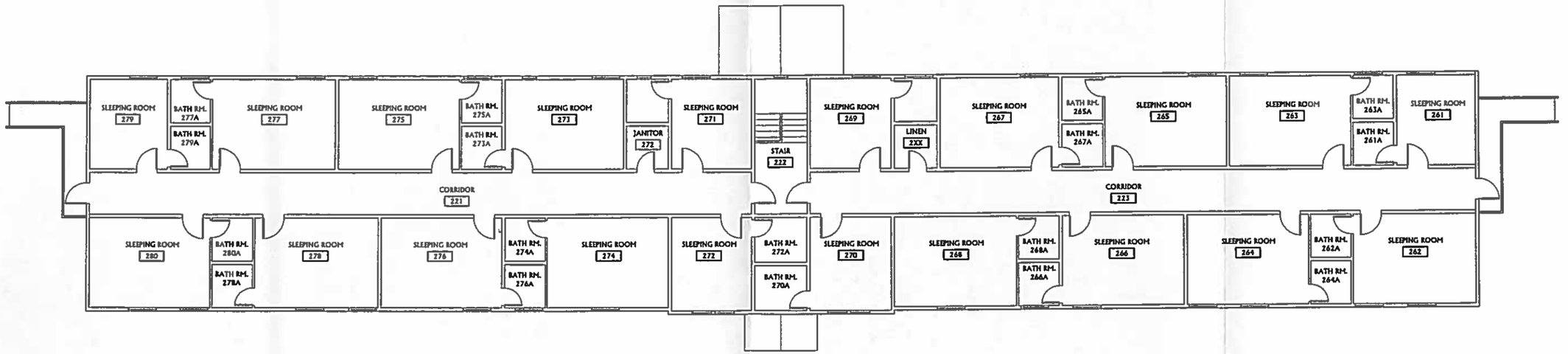
# FIGURE #24 CHRONOLOGY OF LAKE HOTEL ANNEX /GIRLS DORM. - FIRST FLOOR HS-4303

LAKE HOTEL - YELLOWSTONE NATIONAL PARK

1/16"= 1'-0"




ORIGINAL DORMITORY
FLOOR PLAN




CURRENT GUEST ROOM
FLOOR PLAN (REMODELED 1987)

NORTH

# FIGURE #25 CHRONOLOGY OF LAKE HOTEL ANNEX /GIRLS DORM. - SECOND FLOOR HS-4303

LAKE HOTEL - YELLOWSTONE NATIONAL PARK

1/16"= 1'-0"

### Development and Use of Lake Hotel Storage Cellar (HS-4309)

Other than an estimated date of construction in building maintenance files, there is little historical information for this building. It is shown on the plat that accompanies the 1924 lease for the Lake Hotel site, and it is likely that it was built much earlier—to support the original hotel development.

### Development and Use of the Lake Hotel Pump House (HS-4310)

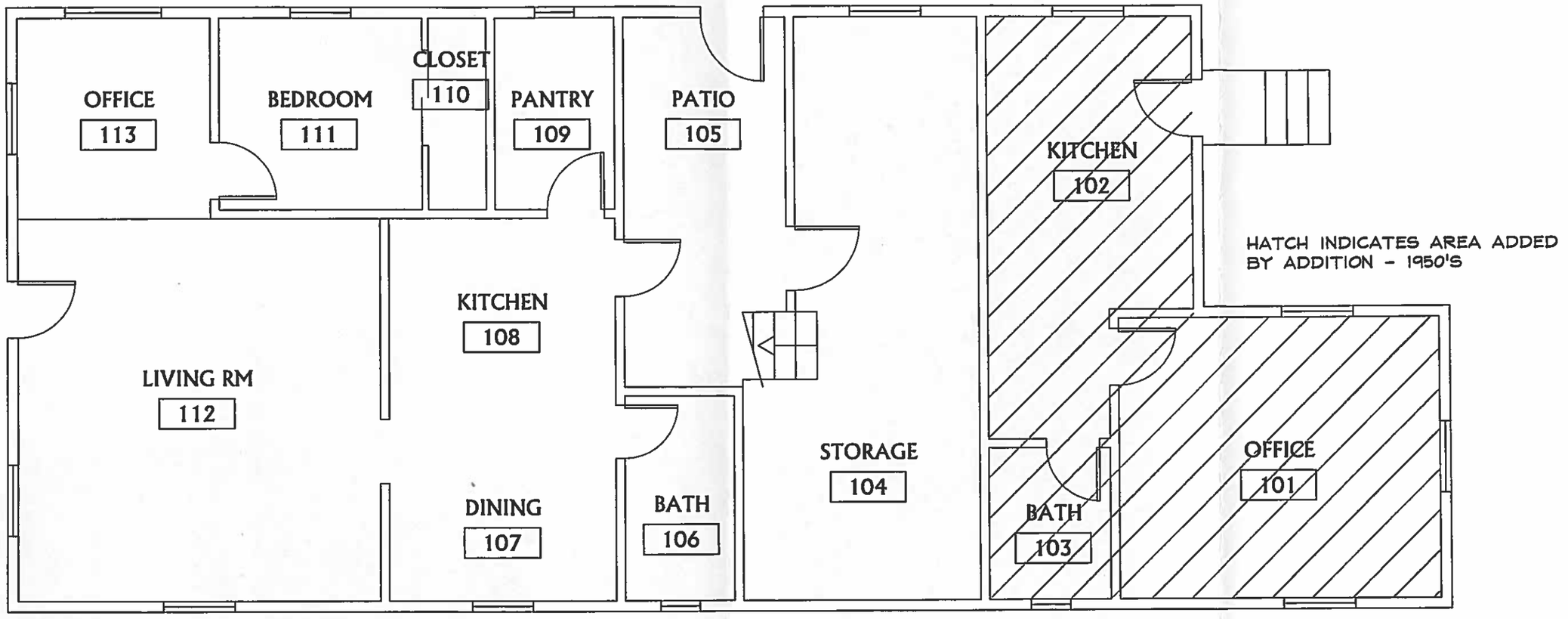
The pump house is located in the cottage group of buildings. It is of a slightly different construction style than the other buildings located there, indicating that it may have been moved into the area sometime after the completion of the cottages in 1952. It is shown on a 1965 Master Plan for the Lake Area, so it has been in its current location for at lease 42 years.

### Development and Use of Lake Hotel Winter Residence (HS-4313)

Like other support buildings in the Lake Hotel complex, there is little historical documentation for this building. It is shown on the plat accompanying the 1924 lease, and also on a 1928 plat of the hotel complex. On the 1928 plat, a handwritten notation indicates that it was used as a carpenter's shop. (Figure 26) shows the building in 1951.



Figure 26: West and south walls of the winter residence.
(Courtesy Yellowstone National Park, Photo Archives, YELL.30093)




# FIGURE #26A

## CHRONOLOGY OF LAKE HOTEL - WINTER RESIDENCE

LAKE HOTEL - YELLOWSTONE NATIONAL PARK

3/16"= 1'-0"

### Development and Use of Lake Hotel Housekeeping Cabin (HS-7071)

Like the pump house, this building is located in the cottage group at the rear of the hotel. However, this building shares the same style of construction as the cottages, and is likely contemporary with those buildings.

### Development and Use of Lake Hotel Single and Double Cottages

Although the original drawings for the Lake Hotel single and double cottages have not been found, historical documents indicate that Bozeman architect, Fred Wilson, designed these buildings for the YPC in early 1940. The company completed some of the cabins that year, but delayed construction of the remaining cottages for ten years because of the curtailment of concession services during World War II. The company resumed construction of the cottages in 1950, and completed them in 1952. Sometime after 1967, the cabins in the west group were moved to vacant streets in the east group. (Figures 27 and 28) show the cottages soon after their completion.

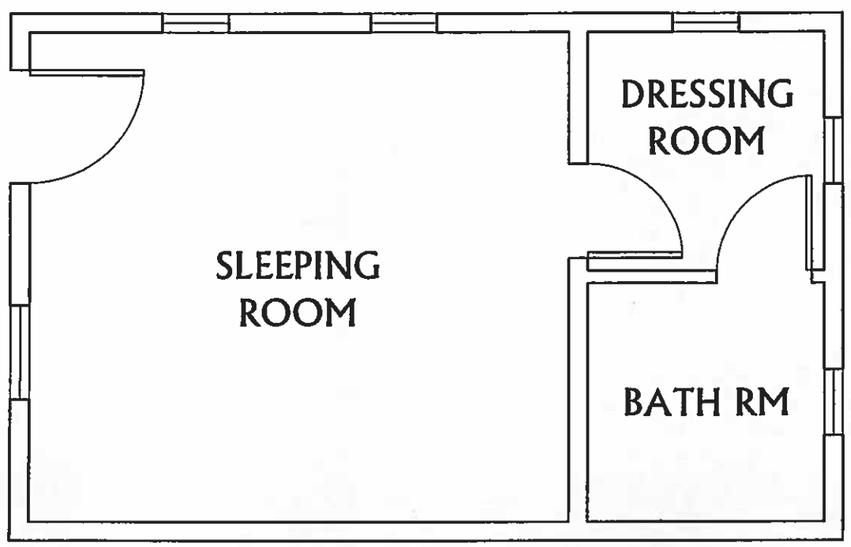
There have been no significant modifications to the exterior of the buildings since their initial construction. The interiors, however, have been completed remodeled, the floor plans altered and the application of new materials and fixtures throughout. (Figures 29 and 30) show the original and current floor plan of the single and double cottages.



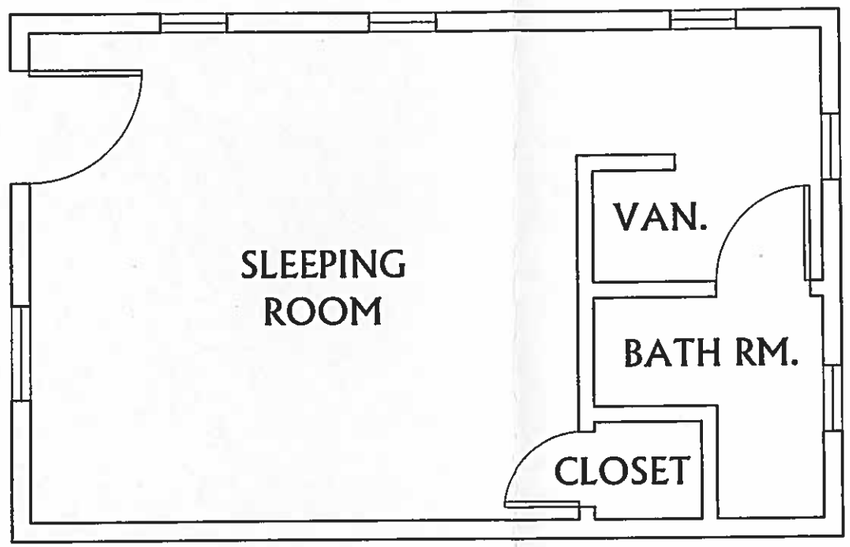
Figure 27: Photo of a single cottage at Lake Hotel, dated October 14, 1951.
(Courtesy Yellowstone National Park, Photo Archives, YELL. 30125)



Figure 28: Lake Hotel Cottages, 1952.
Photo No. H-52250, (Haynes Foundation Collection, Montana Historical Society)




ORIGINAL FLOOR PLAN

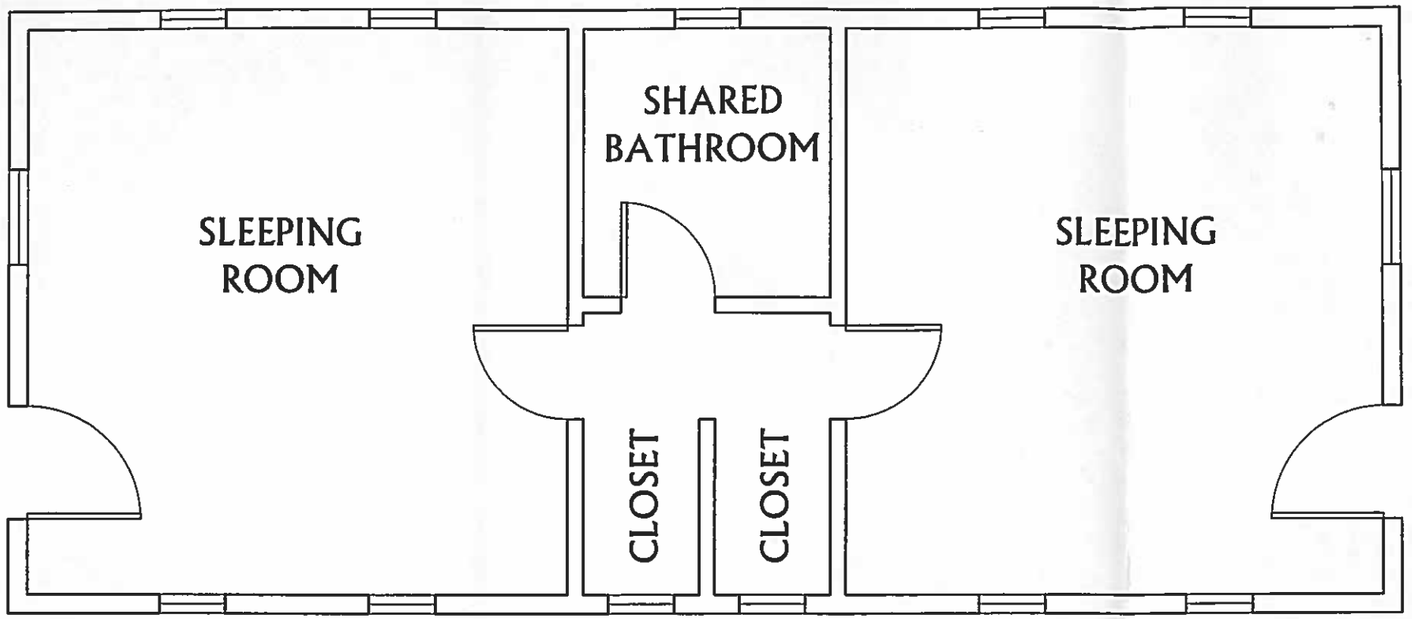



CURRENT FLOOR PLAN
REMODELED 2004

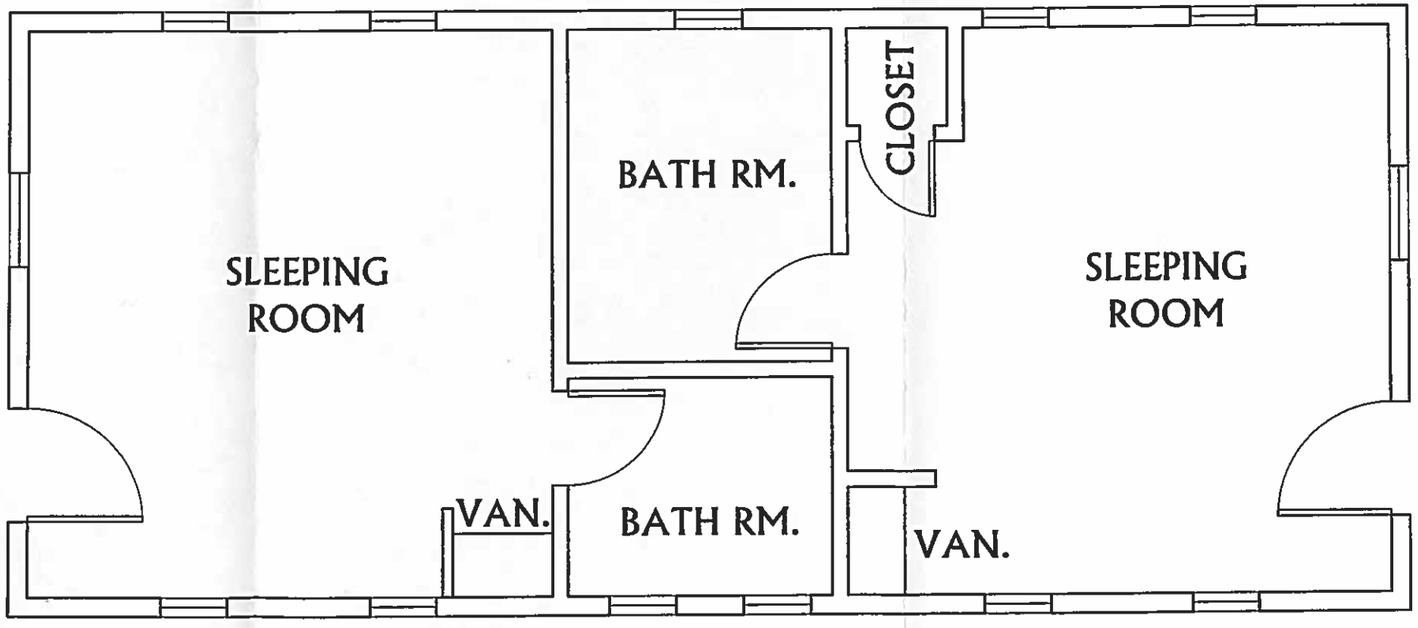
# FIGURE #29 CHRONOLOGY OF LAKE HOTEL - SINGLE COTTAGES HS-(SEE PART 1C)

LAKE HOTEL - YELLOWSTONE NATIONAL PARK

1/4" = 1'-0"




ORIGINAL FLOOR PLAN




CURRENT FLOOR PLAN
REMODELED 2004

# FIGURE #30 CHRONOLOGY OF LAKE HOTEL - DOUBLE COTTAGES HS-(SEE PART 1C)

LAKE HOTEL - YELLOWSTONE NATIONAL PARK

1/4" = 1'-0"

## C. Physical Description (Existing Conditions)

### Lake Hotel Area Site Description

The Lake Hotel complex is located on the north shore of Yellowstone Lake—one of several clusters of concession and administrative buildings in the Lake Developed Area. The hotel and its associated buildings occupy the gently sloping surface of an elevated bluff. The hotel faces south and provides a spectacular view of the lake and the surrounding mountains. From the hotel, the sloping surface of the bluff stretches south to the lake. Local soils, which consist mostly of volcanic sands, support a mature stand of lodge pole pine and native grasses (predominately tufted hairgrass), sedges, and cinquefoil. A small creek flows south into the lake through a ravine located west of the hotel.

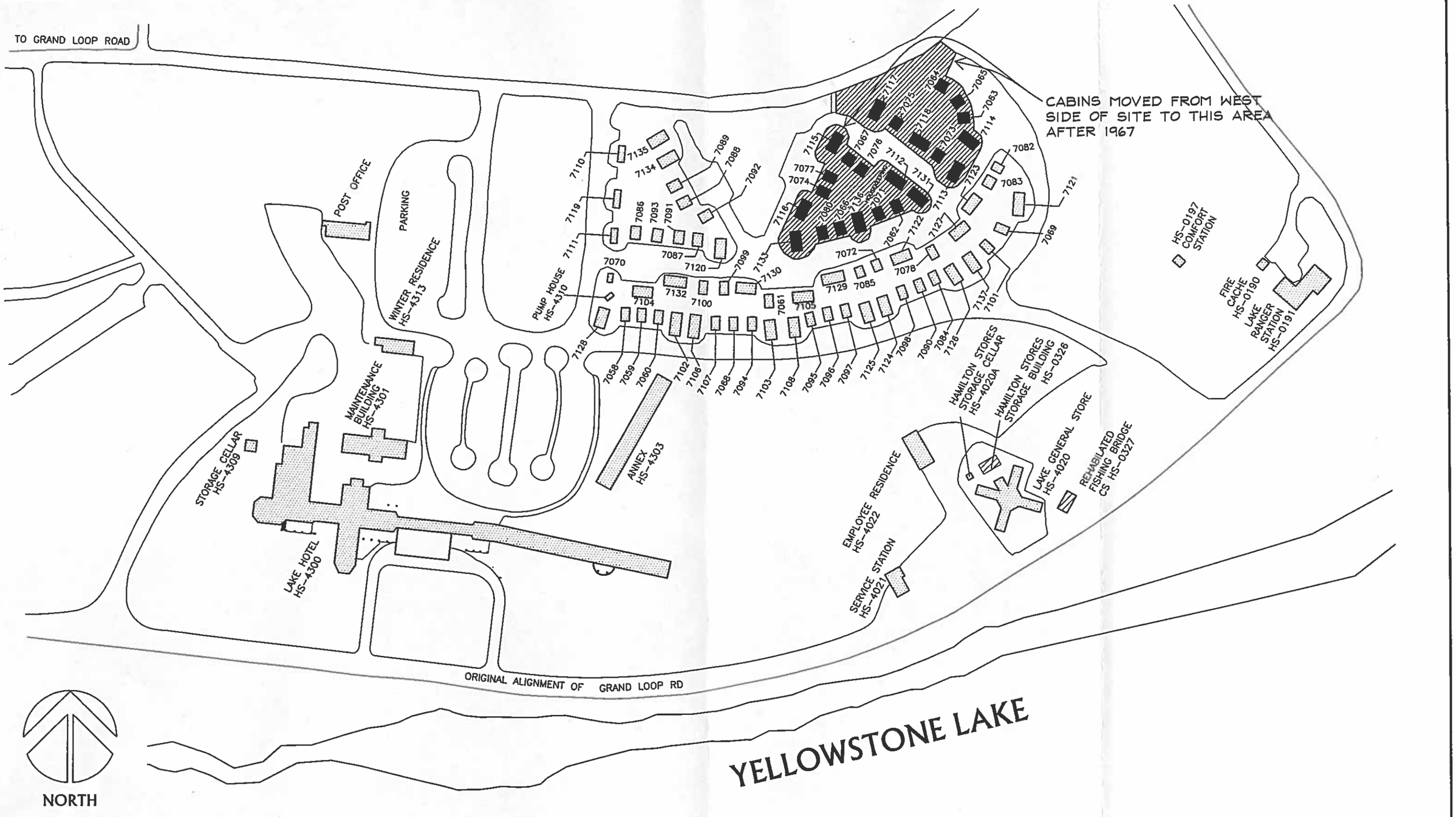
The original route of the Grand Loop Road runs along the base of the bluff parallel to the lake shore, and formerly provided public vehicular access to the porte-cochere in the hotel's south elevation. Although this road remains open, most visitors in private vehicles enter the hotel from the rear (north side) of the building. A pull-through drive extends from the north edge of the old Grand Loop Road through the porte-cochere. It is used mainly by the concessioner's touring cars for picking up and dropping off park visitors. Some private cars still use the front entrance.

All of the remaining buildings historically associated with the hotel are located at the rear of that building. They are accessed from a spur road that stretches from the post-1969 alignment of the Grand Loop Road. A large parking area is located directly adjacent to the north side of the hotel; most guests now enter the hotel from one of two entrances at the rear of the building. The maintenance buildings are located west of the parking lot and hotel, the hotel annex (the original Girl's Dormitory) is located adjacent to the east side of the parking area. The one remaining cottage group (the original east plaza), with its interior access roads, is located to the northeast of the annex.

### Lake Hotel Site Condition

The site area around the buildings generally has positive drainage, with some minor exceptions, which are noted in the building sections of the report. The North parking lot has been reconstructed providing proper drainage and accessibility to the Hotel and Annex. The parking lot has been rebuilt to accommodate the guests coming to the buildings. The lot allows for handicap accessibility and easier access to the Hotel and Annex and provides for a safer access for everyone with improved lighting and stable walking surfaces. All sidewalks have been replaced with new ones. In the cabin area the streets have been paved and the concrete curbs have been replaced where necessary. Drainage is still poor in some areas around the cabins, the winter residence and the east side of the Annex. The fences between the buildings and surround the maintenance yard are in fair condition and show some rot and deterioration. The dock and ramp for laundry have had the fences removed exposing the working area near the entrances to the Hotel. A more detailed NPS Condition Assessment was completed in 2008 and should be referenced for specific items and the costs associated with the remedies.

(Figure 31) shows the existing conditions of the Lake Hotel site.




# FIGURE #31

LAKE HOTEL - YELLOWSTONE NATIONAL PARK

## EXISTING CONDITONS LAKE HOTEL SITE

NO SCALE

## Architectural Description

**Exterior:** This multi-story wood-frame building was built in several stages. Principal volumes include: the "old house," which includes the original building and what remains of the space created by Reamer's 1903 addition; the four-story east wing, designed in 1922 and constructed between 1923 and 1924; the two-story dining room addition designed by Link and Haire and built in 1924; the single story lounge and gift shop designed by Reamer in 1928; and, the north wing, which includes the hotel kitchen and maintenance areas.

The exterior walls are covered with lapped wood siding. A water table demarcates the first floor level and steps upward with the rising grade change. The gable and hip roofs are covered with wood shingles, doubled every seventh course. The flat roofs are finished with built-up roofing. The linear plan extends approximately 700 feet from east to west. Windows openings contain fixed, casement, awning, and double-hung sash. The doors are metal and panel style. The exterior walls of the building are painted pale yellow; door and window trim, as well as the exterior columns, are painted white.

*South elevation:* The south (front) elevation is dominated by three monumental three-and-one-half-story porticos, two located towards the west end and the third centered on the elevation. There is also a one-story, projecting semi-octagonal lounge between the two western porticoes and a two-story, semi-octagonal dining room which projects west from the west end of the original volume.

The three pedimented porticoes are supported by four, three-story Roman Ionic columns which are evenly spaced across the 1903 addition. The fluted column shafts are supported by concrete plinths. The wide entablature has an architrave, frieze, dentils, and egg-and-dart molding. The soffit of the entablature is paneled. The soffit and fascia of the cornice are outlined by a narrow crown molding that extends under the eaves and up the rake of the pediments. The tympanum contains an undersized lunette window with radiating muntins and an elongated keystone with molded cap. The entablature is only found on the projecting porticoes and terminates at the intersection with the wall of the main structure.

The fenestration of the south facade is generally composed of eighteen-over-eighteen-light, double-hung sash windows. Small oval oculi with elongated keystones and radiating muntins are interspersed on the first story of the elevation. Second story window openings have wood entablature lintels. Third floor windows sheltered by the porticos have small shallow balconies with balustrades. The window openings in the public areas - the lounge, dining room, and lobbies - are characterized by a large central fixed window with multi-paned transoms and sidelights. The sidelights have casement sash while the transoms open awning-style.

At the west end of the south elevation is a two-story, flat-roofed dining room wing, semi-octagonal in plan. The dining room wing projects slightly beyond the south wall of the west portico, the junction between the two volumes being marked by an additional clipped corner. The first story of this dining room wing contains the large windows seen in the public areas which were described above, although the window in the clipped corner does not have sidelights. The second story, which houses guest rooms, has alternating single and paired windows with one-over-one light, double-hung sash.

The westernmost portico has a delicate balustrade between the columns which extends beyond the outermost columns to large pedestals with paneled faces. Concrete stairs extend down behind the pedestals from the terrace to the east and west. Within this portico area are three windows on the first story, which are the typical large picture windows with multi-paned transom and sidelights.

Immediately west of the middle portico is the one-story, flat-roofed lounge with a semi-octagonal plan. Each of its five walls has large fixed glass windows with three-light transoms. The windows on the east and west walls of the lounge have similar windows. The windows extend upward to the full entablature that contains an architrave, narrow frieze, simple molding, and cornice.

The area beneath the middle portico has been enclosed on the first floor level to expand the interior lobby space. The first story openings have the typical large picture windows with multi-paned transom and sidelights. The entablature of the extended lobby is similar to that of the lounge. In front of the portico is a concrete terrace that curves along the service drive and the east side of the lounge where concrete steps descend to the grade at the southeast corner of the building.

Between the west and middle porticoes, the steeply-pitched gable roof contains three small dormers with heavy pediments and windows with horizontal, multi-paned sash. The eave in the wall section below is slightly projecting with a crown molding, fascia, enriched egg-and-dart molding and flat architrave.

East of the middle portico is a one-story, flat-roofed porch and porte-cochere. The porte-cochere is supported by seven pairs of square columns on each side of the driveway curb. The columns, set on concrete plinths, have molded bases, paneled shafts, and simple molded caps. The columns support a full entablature with a flat architrave, frieze, and cornice.

The east portico (the third one designed as part of Reamer's 1903 alterations/additions), is similar to the west and central porticos, except that it does not contain an entrance. Rather, window bays fill the south elevation of the east portico.

The east wing (designed in 1922 and completed in 1924), consisting of the actual four-story wing and a two-story connecting structure, extends from the east elevation of the east portico. The main entrance to the east wing is sheltered by a one-story porch on the south elevation of the connecting structure. The square columns of the one-story porch are located in the same plane as the main wall. The porch floor is slightly higher than the east portico terrace. Here the south elevation is four stories in height, flat-roofed, and the fenestration is offset one-half story from that of the old house. A continuous belt course is located at the sill of the larger third story windows. Towards the east third of the east wing, the grade rises. Rather than excavate to retain the four-story structure, roughly the east third of the building is only three stories high.

The south elevation of the east wing is twenty-five bays long with alternating large and small windows accommodating two guest rooms back-to-back, separated by bathrooms. The windows are one-over-one-light, double-hung sash. A three-story semi-circular portico is located in the approximate center of the south elevation; its flat roof is supported by two fluted Tuscan columns and two fluted engaged pilasters. The portico has a full entablature with an architrave and cornice. The porch shelters another entrance, with a single-light door with sidelights and an entablature lintel. Because of the rising grade, the first story windows become shorter east of the semi-circular portico and are eliminated altogether in the three eastern-most bays.

*North elevation:* The north elevation of the east wing is similar to the facade in fenestration and detail, with the same gradual change in topography and return to full, four-story height. The flat roof of the east wing intersected with the gable roof of the now-demolished north wing. The remaining north wing gable end is three bays wide. A one-and-one-half story entrance portico is located immediately east of this juncture. Two square paneled columns and pilasters support the entablature. The open tympanum is divided by a semi-circular opening on the bottom with three radiating mullions. Concrete stairs lead to the portico's single door entrance which is flanked by sidelights. A ramp also accesses the entry from the east.

The north elevation is slightly recessed at the corner of the former north wing that is three stories in height. Eleven bays are located in the recessed area between the corner of the former north wing and the next corner to the west. Fenestration is evenly spaced on the second and third stories with groups of four, paired and single attic windows beneath the eave. A concrete ramp extends westward four bays from the corner of the former north wing to a loading dock.

Another one-and-one-half story entrance portico, similar to the east portico, is located at the corner of the west wing. This portico is located at grade. A pair of doors with sidelights accesses the main lobby of the hotel. Above the portico the fenestration again changes levels with that of the eleven bays to the east. A single double-hung window at the second story is located to the east of the portico. At the third story, above the portico are two, single double-hung windows. West of the portico, midway between the upper two stories, is a small round window. West of this portico is a courtyard for service and delivery. The area is enclosed with a fence that extends from the north wall of the hotel to the maintenance building.

Within this fenced area, west of the fence is a brick chimney at the north wall of the hotel which extends just above the eaves. A single double-hung window is located to the east of the chimney on both the second and third stories, while two single double-hung windows are located west of the chimney on both stories.

Further to the west is a gabled two-and-one-half-story north wing located on top of a one-story semi-octagonal projection. A single, four-over-four-light, double-hung window is located on each story of the east wall of this gabled wing. A continuous band of windows extends around the first story semi-circular section.

West of the semi-octagonal section is the two-and-one-half-story north kitchen wing. The descending grade here slopes from south to north where a basement section is visible on the north and west sides. The roof slopes down at the kitchen wing from south to north also.

The east elevation of the kitchen wing has a shed roof extending over the entry to the employee dining room and the ramp to the basement maintenance areas. Each story has five, one-over-one-light, double-hung windows. The shed roof extends eastward to a one-story delivery area at the loading dock. To the west is a recessed entrance to the kitchen. West of the one-story delivery area are a one-over-one-light, double-hung window, a wide delivery door, and a passage door. The concrete loading dock and ramp to the basement have metal pipe railings.

The one-story, shed-roofed delivery area is stepped back to the one-and-one-half story kitchen wall on the east. The first story has two pairs of four-over-four-light, double-hung windows. The half-story level above has four exhaust grilles equally spaced beneath the eaves. An additional grille is located around the corner at the north wall.

The north wall of the kitchen wing has a fire escape on both levels. The doors are offset to the west. A gable roof of unequal lengths shelters the wood-frame stairs. The lower door exits onto a concrete loading dock; concrete stairs access grade at the west.

*West elevation:* The west elevation of the two-story, semi-octagonal dining room wing has bay windows on the three west sides and the northwest side on the first story. Each window bay has a center picture window with three-light transom and sidelights with transom. On the second story are pairs of double-hung windows. A steel-frame fire escape has been added to the northwest side of the dining room wing. East of the second story fire door is a pair of one-over-one-light, double-hung windows and a single one-over-one-light, double-hung window further east.

The north kitchen wing, which projects north from the dining room wing, is flat-roofed and two stories in height on this elevation. This utilitarian side of the hotel lacks the detail found on the south and west sides. The wing is composed of four sections with wall planes which have a staggered setback to the north and east. The section furthest south, next to the dining room wing, is four bays wide with an overhanging second story supported by concrete piers. The recessed concrete basement wall has a single double-hung window at each bay. The second story wood-frame wall has four pairs of four-over-four-light, double-hung windows.

North of this section, the wood-frame wall extends down to the sill level of the basement windows. Two pairs of four-over-four-light, double-hung windows are located on the main story and three; single double-hung windows are located on the basement level. The north wall of this section has a pair of four-over-four-light, double-hung windows on the west, a single, one-over-one-light double-hung window on the east, and a door and fire escape on the far east side. The basement has a one-over-one-light, double-hung window on the west and a recessed delivery area on the east.

The next section north has three, one-over-one-light, double-hung windows on the upper story and two, one-over-one-light, double-hung windows on the basement level. The north wall of this section has a shed roof extension at the basement level to protect the electrical meters on the wall. The fourth section, the furthest north, contains no windows or doors.

*East Elevation:* The east wall of the east wing is three stories high, with metal fire escapes at each level.

**Interior:** The floor plan of Lake Hotel is linear with long central hallways punctuated by various small intersecting lobby spaces. The grand public spaces - the main lobby, gift shop, lounge, and dining room - are confined to the old house and the dining room addition; the majority of the guest rooms are located in the east wing, with some in the second story of the dining room addition. The two-story kitchen and maintenance wing extends north from the north wall of the dining room addition.

Various additions and alterations, mostly made during the historical period, have altered the height and floor level in the different sections of the hotel; the west and central areas are three stories in height at the western end; four stories to the east; and three stories again on the extreme east end. The corridor of the old east wing has been narrowed to accommodate the addition of individual private baths to the guest rooms. Mechanical ducts in the corridors are concealed by soffits. Stair and elevator lobbies provide transitional spaces along the corridors. The rooms immediately east of the registration area have been converted into offices, conference areas, restrooms, and a deli restaurant. Lighting is typically incandescent throughout the public spaces and guest rooms. Brass sconces with halothane shades are located on the columns and pilasters in the corridors. Small individual fixtures, similar to the brass sconces, are hung from the ceiling in the corridors and minor lobby spaces. Brass chandeliers illuminate main lobby areas. Sconces in the upper story corridors are quarter-round metal troughs about one foot in length. The kitchen, restrooms, and maintenance areas are illuminated with fluorescent fixtures.

*Main lobby, lounge, dining room and gift shop:* The main lobby is accessed from the middle portico on the south elevation and the small west portico on the north side of the building. The main lobby space contains square columns and pilasters which support large ceiling beams. A major east-west aisle, which is carpeted, defines the circulation route to the dining room, registration desk, and east wing. Between the columns are carpeted seating areas.

The columns, set on raised paneled pedestals, have molded capitals. The pilasters are detailed in the same manner. Each column has a single sconce located on the upper portion of the north and south sides. The lobby and lounge are finished with a low, raised-panel wainscot which is the same height as the pedestals. The ceiling beams create a deep coffered effect and are finished with crown molding. The ceilings, upper walls, and column

shafts are finished with gypsum wall board. The flooring is 2" maple. Interior windows and mirrors are similar in design of the exterior windows. The glass is cut and etched with wildlife motifs. The lounge projects to the south from the main lobby and provides views of the lake. The registration counter is located at the southeast corner of the lobby. The casework of the counter matches the raised panels of the columns.

On the north wall of the main lobby is a fireplace set flush with the wall plane. The tile surround is approximately six feet in height and twelve feet in length. The green border tiles are 8" x 8" with a field of 4" x 4" mottled green tiles. Separating the border and field tiles are raised 8" x 2" tiles with an ivy design. These raised tiles are repeated around the fireplace opening. Above the opening is a row of fourteen, 6" x 6" diamond-shaped tiles. Each tile has a raised pine cone motif. On both sides of the opening there is a 16" x 24" decorative tile which depicts a forest scene. The tiled hearth is flush with the surrounding floor and has a border which is composed of two rows of 8" x 8" green tiles and a field of 4" x 4" mottled green tiles. The curved iron framework of the hearth screen is divided into four sections with wrought iron handles. A decorative wrought iron cut-out of a pine tree has been applied to the center of the screen's base.

East of the fireplace is a wall-hung drinking fountain finished with green tile. The backsplash contains a relief design of an elk surrounded by trees beneath an arched opening. A floral motif at the outer corners matches the floral band around the curvilinear basin.

The main staircase is located east of the fireplace. Between the first and second floors, the stairway has slender turned balusters, two per tread, which terminate at the wide, round bottom tread. The raised panel wainscot extends up the stair wall to the second floor. At the second floor landing, the balustrade is composed of oak millwork. The original oak newel posts, raised stair stringer, and balustrade date from the original 1890/91 construction. The balustrade has an intricate design of panels with a cut-out trefoil opening. The trefoil opening contains a turned spindle which is connected to the cut-out opening by a horizontal molding. The three newel posts at the second story landing have carved and grooved shafts and a rounded top with carved floral motifs and knobbed finials.

Located west of the main lobby is the large dining room with views to the south, west, and northwest. The major east-west aisle through the dining room is defined by square columns on each side of the aisle. The columns support ceiling beams which are on a north-south axis. These beams are shallower than those seen in the main lobby, but they are trimmed with the same crown molding. The columns do not have the raised panels seen on the lobby columns. Each column has a minimal base that matches the baseboard on the walls in both height and design. Sconces on the north and south sides of the columns are mounted on a wide molding on the upper portion of the columns. The columns have molded capitals identical to the lobby columns. The pilasters on the walls are similar to the columns, although they do not have the molding in the upper portion. The flooring is oak with carpeting on the main circulation aisle. The walls, ceiling, and column shafts are finished with gypsum wall board. A wide chair rail extends around the room's perimeter. Mirrored areas on the north wall echo the design of the windows on the opposite wall.

North of the main lobby is the gift shop that occupies the semi-octagonal north addition and is entered through a pair of doors with etched glass and framed with sidelights and transom. The columns in this space match those of the main lobby. The columns support ceiling beams that are on an east-west axis. These beams are shallower than the lobby beams, but are trimmed with the same crown molding. The walls, ceiling, and column shafts are finished with gypsum wall board. The floor is carpeted. The woodwork of the display cases and cabinets match the raised column bases. Track lighting illuminates the space.

Immediately west of the gift shop entrance is a winding staircase located in a semi-octagonal recess. This stairway leads to the basement. A balustrade with paired balusters with a slender, square shape and square, elongated newel posts at each landing.

*East half of old house - public spaces:* The first floor in the east end of the old house contains a lobby for vending machines and telephones. The space is defined by simple columns with narrow capitals of crown molding and a 1" x 10" base. The walls, ceiling, and column shafts are finished with gypsum wall board. The floor is 1" x 4" fir.

Directly across the corridor from the vending lobby are the public restrooms. The floors are finished with 2" x 2" ceramic tiles. The walls are finished with 2" x 2" tiles accented with a continuous band of two rows of 1" x 1" tiles at counter height. The ceilings are finished with 1' x 1' textured tiles. The toilet stalls have metal partitions. The counters are wall-hung and contain three sinks.

East of the vending lobby and public restrooms, the first floor corridor widens again and contains a deli restaurant. The space is defined by simple columns without capitals and 1" x 10" base. The walls, ceiling, and column shafts are finished with gypsum wall board. The floor is 1" x 4" fir. A service counter is located on the east side. The counter has raised panels which match the gift shop casework.

*Connecting structure and east wing:* The structure connecting the old house with the east wing houses the elevator to the upper guest rooms in the east wing. It is accessed from a recessed porch (east of the east portico) on the south elevation and from a sheltered porch entrance on the north elevation. This lobby is one-and one-half stories high because of its location at a half-story change in the floor level here. The elevators to the upper floors are located in the northeast corner of the space. A staircase winds around the elevators to the east. The treads and handrail are oak. The square newel posts, stringer, and square balusters, three per tread, are painted. A pair of metal fire doors is located on the west wall. Above these doors is a pair of fifteen-light french doors that have a shallow, nonfunctional balcony; these representing the original exterior wall of Reamer's 1903 addition/alteration. The balcony's balustrade matches the stair balustrade. On the east is a half flight of stairs to the east wing. The walls, ceiling, and column shafts are finished with gypsum wall board. The floor is carpeted.

The second floor north stairs and balustrade are unpainted oak. The square newel posts are larger than those in the elevator lobby on the first floor. The newel posts have high bases with five grooves on each side of the shaft and a molded capital. Four square balusters are located on each tread.

*Typical guest room:* The guest rooms typically alternate back-to-back with two private baths separating every pair of rooms. The walls and ceilings are finished with gypsum wall board. The walls are decorated with wallpaper and a wallpaper border with crown molding at the ceiling. The floors are carpeted. The 1" x 4" trim has been maintained around the windows. Door casings vary throughout the hotel. Some room entrances retain the original casings with grooved sides and corner blocks with bull's-eyes in the older sections of the hotel. Later door casings have raised moldings or are simply 1" x 6" millwork. The remaining transoms have had operating hardware removed and the glass has been covered. The solid core corridor doors have a narrow applied molding which creates a paneled effect.

The bathrooms have been updated with modern molded counter/sink units, toilets, and tubs. The floors are finished with 2" x 2" ceramic tiles. The lower walls are finished with a wainscot of 2" x 2" tiles accented with a continuous band of two rows of 1" x 1" tiles at counter height. The interiors of the showers are fully tiled with 2" x 2" tiles. The upper walls and ceilings are finished with gypsum wall board with crown molding.

*North wing kitchen/employee kitchen and employee dining room:* North of the dining room is the one-and-one-half story commercial kitchen for the hotel. The walls of the kitchen are finished with 4" x 4" ceramic tile. The floor is

finished with 6" x 6" quarry tile. The ceiling is finished with a 2' x 4' suspended hardboard ceiling system with recessed fluorescent light fixtures. All counters are stainless steel. The windows are trimmed with 1" x 4" casings.

An area with walk-in coolers and a dry food storage room separate the kitchen from the employees' kitchen and dining room. Northwest of the kitchen, is the employees' kitchen and cafeteria. This area is finished in the same manner as the main kitchen.

A hall to the east of the employees' cafeteria leads to the employees' restrooms. Each restroom is finished with a 4" x 4" tile wainscot. The upper walls and ceiling are gypsum wall board. The floors are 6" x 6" quarry tile. The toilet stalls have metal partitions. Molded counters with sinks are located on the opposite walls.

A half-flight of stairs on each side of the restroom leads up to the employees' dining room on the extreme north end of the wing. Two rows of columns at the center of the room support two beams. The walls, columns, and ceiling are gypsum wall board. A 1" x 4" chair/table rail extends around the room's perimeter. The floor is finished with sheet vinyl. The baseboard is 1" x 6" with a quarter-round molding. The windows are trimmed with 1" x 4" casings. The lighting is fluorescent. A serving line is located at the south end of the room.

*North wing – maintenance:* Maintenance shops and a supply office are located in the basement level, which is lit by natural light on the east and accessed from the west side. A corridor, accessed from the east courtyard, extends west to the carpenter shop, electrical shop, and delivery area. Midway along this corridor, another corridor makes a perpendicular turn to the south to the utility room and employee lounge. To the north, up a half-flight of steps, another corridor accesses the supply office and smaller staff offices. At the end of the north corridor is an exit.

Most of the spaces on the south end have concrete floors and are partitioned with walls finished with gypsum wall board. The ceilings are generally finished with gypsum wall board. Lighting is fluorescent. The east wall of the carpentry shop is a stone bearing wall. The west and north walls of the carpentry shop are concrete. The ceiling at the employees' lounge, utility room, and carpentry shop are concrete also.

The supply office on the east side of the north corridor has 1" x 4" tongue-and-groove flooring. Three columns support a ceiling beam. The walls, columns, and ceiling are finished with gypsum wall board. The doors and windows are trimmed with 1" x 4" casings. Lighting is fluorescent.

The small offices on the west side of the north corridor are finished with gypsum wall board. The floors are carpeted.

## Condition[32]

The Lake Yellowstone Hotel is generally in good condition with the exception of structural considerations that do not meet code. Most of the other problems are maintenance issues. The exterior of the Hotel has been recently painted and the paint is generally in good condition. The interior was remodeled in the late 1980's and appears to be worn and dated. Most of the heating and electrical systems are in good working order but could be improved upon. Most of the problems lie in the lack of some shear walls and connections, and the problems in the "Old House" with the gravity loads in the room area and the shifting of foundations in the maintenance and EDR areas. The problem areas are as follows:

**Architectural**

**Exterior**

- Several areas of peeling wall paint, especially on the south side of the building. These tend to be at the base of the building and around areas where water runs off a roof or detail from above.
- Paint deterioration on decorative elements, especially on the columns, triangular pediments, and balcony areas.
- Deteriorating wood column bases. Epoxy remedies are not working. The columns are being repaired or replaced at the present time.
- Rotted wood in the column flutes where water runs off the adjacent roof. The columns are being repaired or replaced at the present time.
- Deteriorating balusters and balustrades, missing paint and some rot.
- Spalling of concrete surfaces on the column bases, both on the main columns and the porte-cochere columns.
- Double-hung wood windows, especially on the south side, that do not fit properly allowing water and air into the rooms.
- The windows on the south side of the building are beginning to rot and deteriorate. The layers of paint are holding moisture in along the wood because of missing putty.
- The rest of the wood double-hung windows are in good condition and there is very little deterioration with some exceptions. The paint is beginning to deteriorate.
- Some deterioration of the concrete dock areas on the north side of the building.
- The brick chimney from the fireplace on the north side is not tied into the building. The top half of the chimney above the roof eave is being pushed out by heavy snow loads.
- The concrete parging is loose and coming off of the brick chimney.
- Roofs are not sheathed for lateral loads and not tied into the exterior walls.
- Foundation is good in most areas but the areas under the EDR and Maintenance show shifted isolated piers.
- There are some grade problems on the south side of the east wing where the grade rises above the wood base, causing some rot in the wood.
- Minor maintenance items throughout the exterior, i.e. door and window hardware, paint touch-up, damaged woodwork, etc.
- The wood cedar shingle roof is in good condition and has several years of life left in the materials.

[32] The condition assessments are based upon the List of Classified Structures condition definitions as follows:

*Good*: The structure and significant features are intact, structurally sound, and performing their intended purpose. The structure and significant features need no repair or rehabilitation, but only routine or preventative maintenance.

*Fair*: A structure is in fair condition if there are early signs of wear, failure, or deterioration though the structure and its features are generally structurally sound and performing their intended purpose; or, there is failure of a significant feature of the structure.

*Poor:* A structure is in poor condition if any of the following conditions is present: a) the significant features are no longer performing their intended purpose; or, b) significant features are missing; or, c) deterioration or damage affects more than 25 percent of the structure; or, d) the structure or significant features show signs of imminent failure or breakdown.

**Interior**

- Normal wear on painted areas throughout the building.
- Wood floors in the lobby areas are showing signs of wear and deterioration that have little chance of being refinished.
- Lobby stair railing from first floor to second floor needs to be refinished.
- Fireplace is not used because of structural problems and loss of the upper part of the chimney due to bricks infilling the chimney.
- The roof structure is not tied to the party walls along the corridors or the rooms so there is deficiency in the shear walls of the building.
- Gravity loads in the Old House show deflection in the floors and some walls because of the post and beam construction used in the original structure. Some of the walls do not transfer down to the foundation but just sit on the floors.
- The 1980's remodeling of the rooms and the major public spaces are showing their age and do not reflect the overall historic integrity of the Hotel.
- The paint on trim and windows is showing wear and the wall coverings have started to peel off in some areas.
- Most of the rooms are very sterile, especially the bathrooms, and do not reflect the architectural character of the building.
- Some wall and floor tile in the bathrooms show some mold and mildew.
- The wall coverings and flooring appear to be somewhat dated and need to be replaced, or the rooms designed to be more compatible with the architecture.
- The lighting in the rooms and the major public area are not compatible with the spaces.
- The elevator connection between the middle and east wing of the Hotel does not meet code for fire protection. There are some problems with the fire detection system along with the egress lighting.
- The building generally has maintained and provided proper egress from the building.

A more detailed NPS Condition assessment was completed in October 2008 and should be referenced for specific items and the costs associated with the remedies.

Refer to the Structural, Mechanical and Electrical narratives for the condition of those systems. Appendix D shows the structural analysis for the Hotel for the renovation.

Also refer to Figures 32 to 84 showing the general conditions.

**STRUCTURAL DESCRIPTION**

The structure was built in three major phases. The original structure was built in 1889, a 1903 addition included the front porches, additional rooms and changed the architectural look to the Colonial style, and a 1922 addition included the east wing. The building is a 3-story hotel in the original building, and 4 stories in the east wing. The structure is wood framed bearing walls for the exterior and interior corridor, and 2x wood floor joists. The roof over the original building is trussed rafters with a steep pitch, and the roof over the east wing is flat with 2x rafters. The interior corridor bearing walls are supported on a beam and column system, which starts on the second level in the original structure and can be seen in the Dining and Sun Rooms, and starts in the crawlspace in the east wing. The exterior wall is supported by a continuous concrete foundation wall and footing, and the interior supports are supported by isolated concrete footings.

**INSPECTION**

Viewing the structure is limited due to finishes; however, it was possible to view the first floor structure from the basement crawlspace, the roof structure from the attic space, the foundation walls from the interior and exterior, and limited areas of second floor framing from selective demolition. There was a significant foundation upgrade in 1982, which has helped to mitigate settling.

**ANALYSIS/ CONCLUSIONS**

Several areas of concern were found with the building. Though the building has four portions (The Kitchen/EDR, the Dining Room/Sun Room, the Central Wing, and the East Wing) with different structural systems, there are several issues that pertain to the building as a whole. The structure is deficient in many respects to the Lake Area snow and seismic loads. The building does not have sufficient lateral resistant elements and lateral connections to provide an efficient load path from the roof to the foundation in the case of an extreme seismic event. The roof framing is not adequate to carry the full snow load specified for the area and should be upgraded. Specific to the corridor above the Sun Room, there is a significant amount of settlement. Through observing the foundation conditions and the 1982 renovation, we believe that the settlement was historic and future settlement has been halted. However, the floor is not level and is easily noticeable. It could possibly be removed in the future. Areas of degradation of the joists exist in the crawlspace, which can be remedied easily through joist replacement and sister joists. However, though many of the structural members will need to be upgraded to provide the adequate strength for the code specified lateral and snow loading, the building is generally in fair condition.

**HEATING AND VENTILATING SYSTEMS**

The hotel consists of individual sleeping rooms and associated bathrooms, kitchen/dining areas, circulation spaces, and auxiliary spaces, i.e. offices, conference rooms, storage rooms, etc. The units are heated with hydronic baseboard heaters located in the sleeping space. Copper piping was employed in the heating water system. The heating water in the system is generated by a steam to hot water heat exchanger located in the boiler building. The fresh air is admitted in the space via operable windows. Bathroom exhaust is through a fan/light combination terminating to the outside through a central exhaust system located in the attic. Overall, the mechanical systems appeared operational and functioned properly. Items noted as deficient during the walk-through include:

1. Discharge of exhaust too close to operable windows
2. Thermostats mounted too high in ADA units
3. Poor or inadequate ventilation
4. Malfunctioning thermostats

**PLUMBING SYSTEMS**

The plumbing systems at the hotel consist of single bathroom with tank type water closet and tub/shower for each unit. The domestic hot water is generated by a heat exchanger and stored in the tank located in the boiler building. The domestic water distribution is copper piping routed through the crawlspace and in walls. The sanitary piping is cast iron with no-hub fittings. The water system does not include any backflow prevention. Items noted as deficient during the walk-through include:

1. Plumbing vent terminations too close to operable windows
2. Lavatory aerators missing
3. Grease waste piping is severely deteriorated

**FIRE SPRINKLER SYSTEMS**

The fire sprinkler system in the facility consists of dry type automatic system. The piping is concealed in ceiling and attic spaces. In discussions with maintenance personnel, excessive amounts of corrosion are noticeable during winter shutdown activities. Items noted as deficient during the walk through include:

1. Sprinkler head escutcheons missing
2. Sprinkler coverage at canopies

## ELECTRICAL DISTRIBUTION

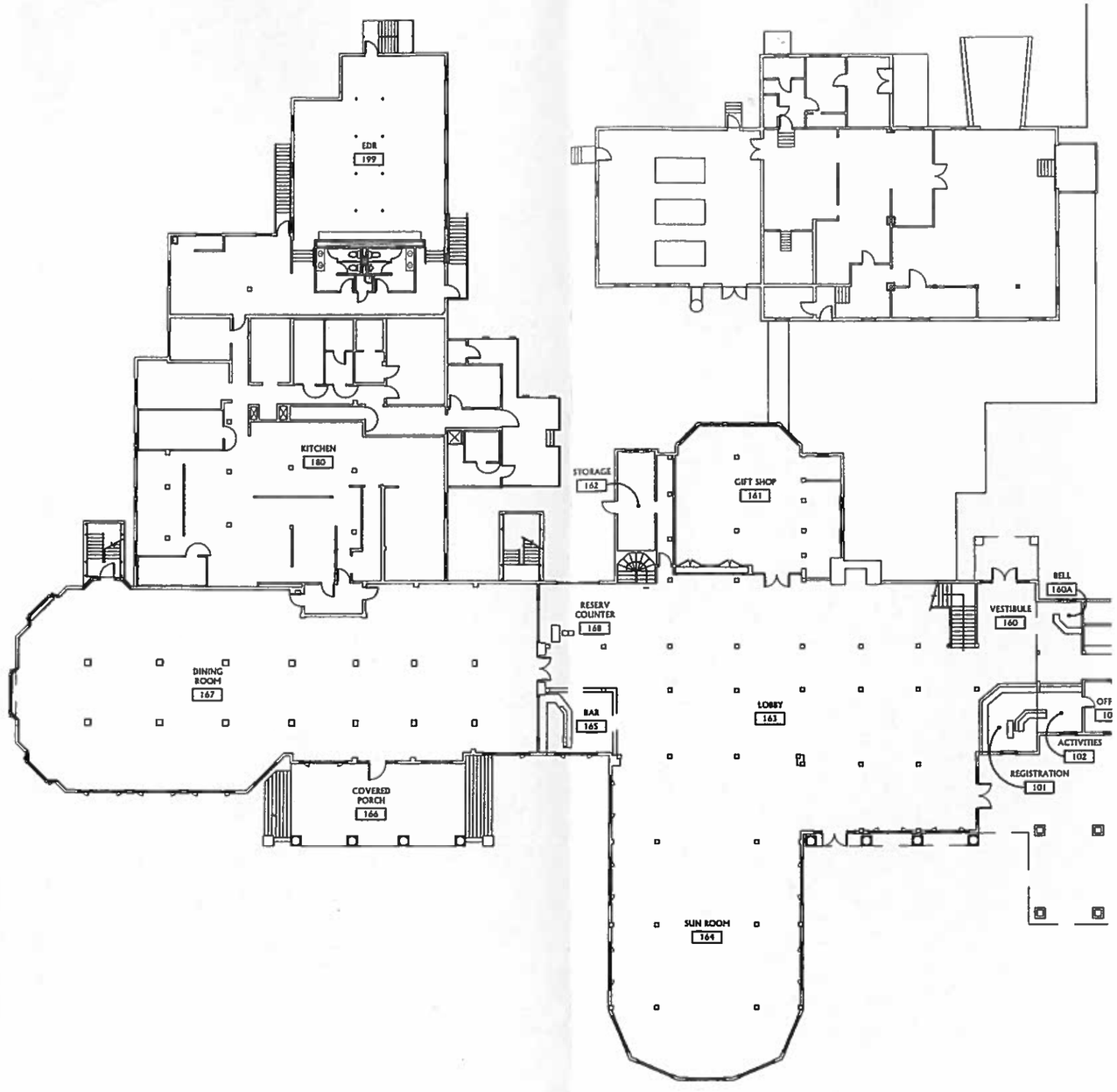
The hotel was originally built in 1890 with the last major remodel completed in 1987. Most of the electric distribution system was updated at that time. The hotel has two electric services; the kitchen service is located at the northwest corner of the maintenance wing (not the Maintenance Building); and the second service *is* located at the Maintenance Building. Power is distributed by way of lighting and appliance branch-circuit panelboards at various locations throughout the hotel. The distribution system appears to be in serviceable condition; no large-scale deficiencies were observed:

1. Raceways and junction boxes, particularly those in the crawl space, tunnels, and the attic are not well supported.
2. Junction boxes are missing covers.
3. The kitchen's electric service ground does not appear to be code compliant. A performance test is recommended.
4. A feeder conduit located in the tunnel below the center wing is damaged and unsupported.
5. Panelboard EEB has exposed bus due to missing filler plates.
6. A panelboard in room 139 does not have code required working clearance and dedicated space.
7. Ice machines located in the EDR and kitchen do not have disconnect switches.
8. The enclosure housing the controls for the kitchen's pot washer is corroded and not watertight.
9. The battery storage cabinets that serve the emergency power system are not seismically braced. Emergency egress lighting will fail in the event of a moderate to severe earthquake.
10. Cover plates on receptacles are broken or missing.
11. The countertop receptacles in the maintenance break room are not GFCI protected.
12. The water heaters in the maintenance wing's mop room are not equipped with disconnect switches.
13. Kitchen receptacles (120 volt, 15 and 20 ampere) are not GFCI protected.

## BUILDING LIGHTING

The building's lighting is in relatively good condition and provides adequate illumination levels, with one notable exception. The emergency lighting does not satisfy code requirements for minimum illumination levels and maximum to minimum ratios. With few exceptions, the light source is incandescent, which has high operational costs due to inefficient energy utilization and short life. A number of deficiencies were observed that primarily affect egress lighting, emergency lighting, and exit signage.

1. As noted above, emergency egress lighting is not code compliant.
2. The exit discharges are typically illuminated by a single lighting fixture and may not provide sufficient light.
3. Some of the service lighting fixtures (lampholders) located in the attic of the east wing are damaged.
4. An occasional lighting fixture was not working properly or had been damaged.
5. A number of failed lamps were observed in the guestrooms.
6. A door in the maintenance wing is signed as an exit, but there is no lighting fixture on the exterior to light the exit discharge.
7. With the exception of the main entry, each exit discharge is lit with one single-lamp fixture. A lamp failure in any of these fixtures will cause the exit discharge to be below the code required illumination level.
8. Fluorescent fixtures use outdated T12 lamps and electromagnetic ballasts.
9. Most of the public areas are lit with inefficient incandescent lamps.
10. Exit signs use inefficient and high maintenance (relative to LED) fluorescent lamps.

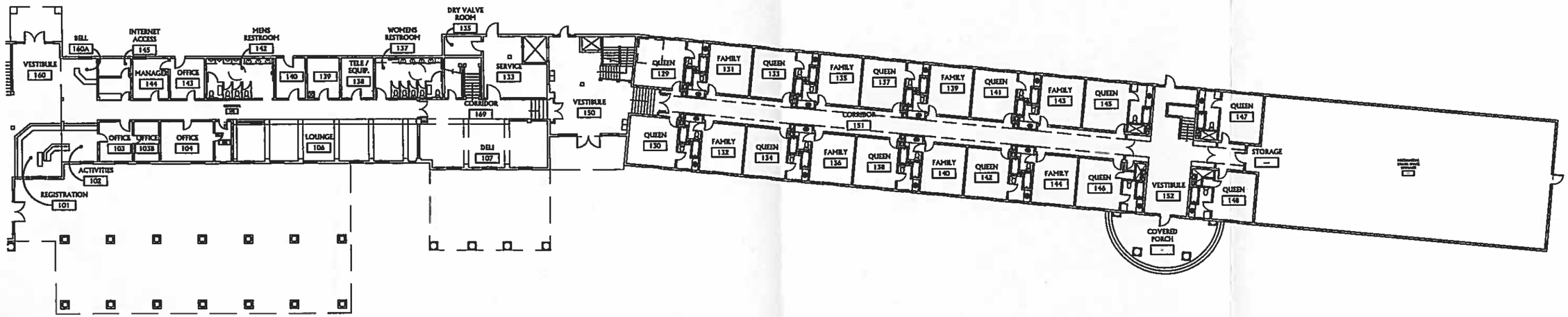



# FIGURE #32

LAKE HOTEL - YELLOWSTONE NATIONAL PARK

# LAKE HOTEL - FIRST FLOOR EXISTING LOBBY, DINING ROOM, LOUNGE & GIFT SHOP HS-4300

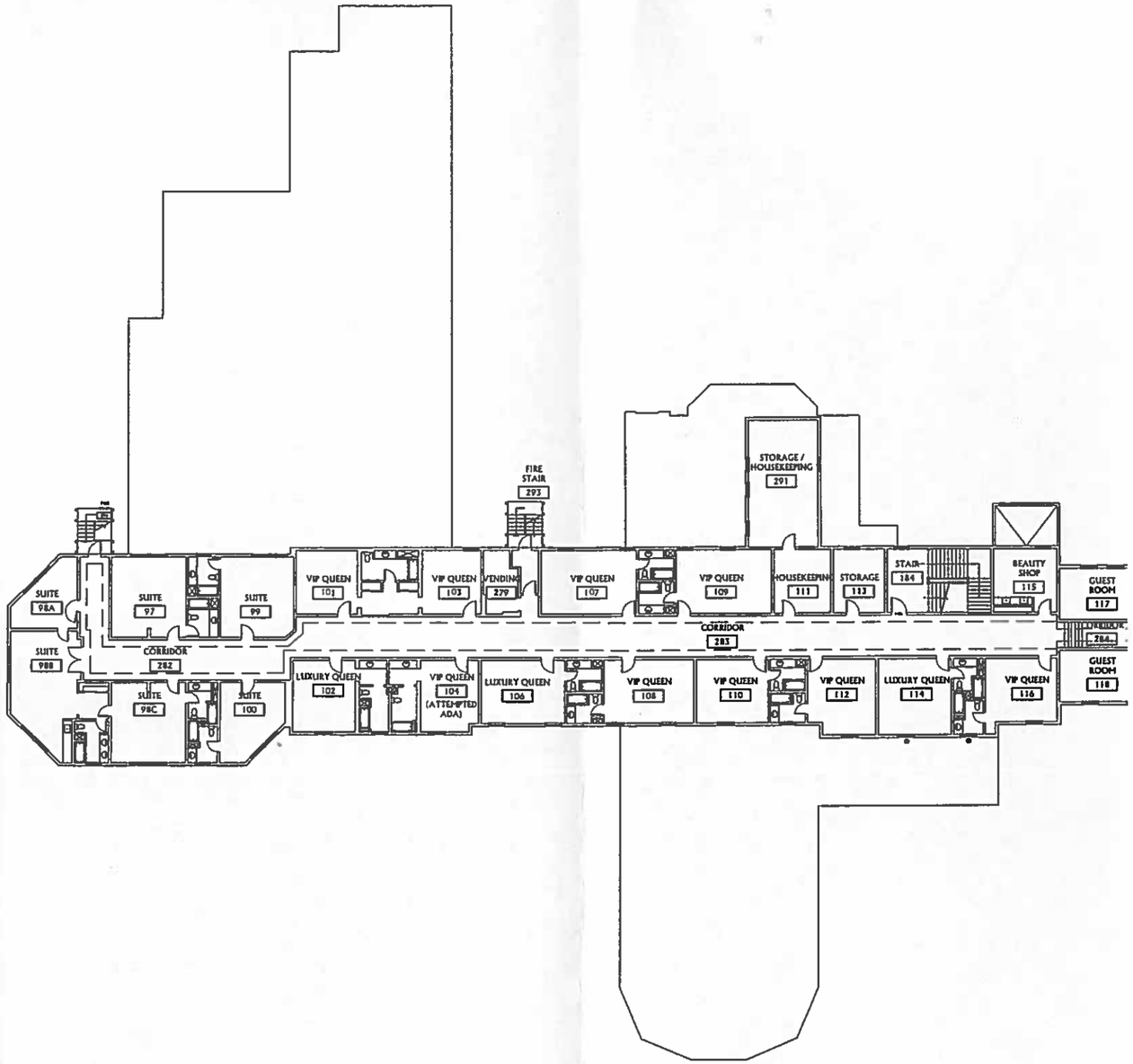
1/32"= 1'-0"




# FIGURE 33 LAKE HOTEL - FIRST FLOOR EXISTING OFFICES & ROOMS HS-4300

LAKE HOTEL - YELLOWSTONE NATIONAL PARK

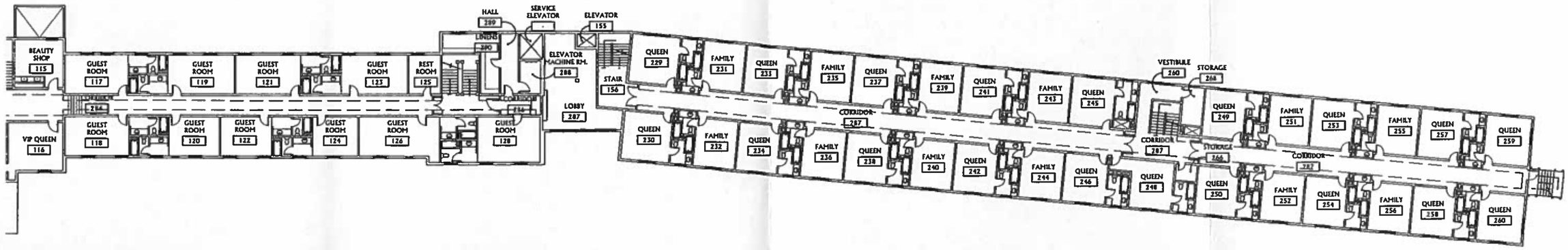
1/32"= 1'-0"




# FIGURE #34 LAKE HOTEL - SECOND FLOOR EXISTING "OLD HOUSE" ROOMS HS-4300

LAKE HOTEL - YELLOWSTONE NATIONAL PARK

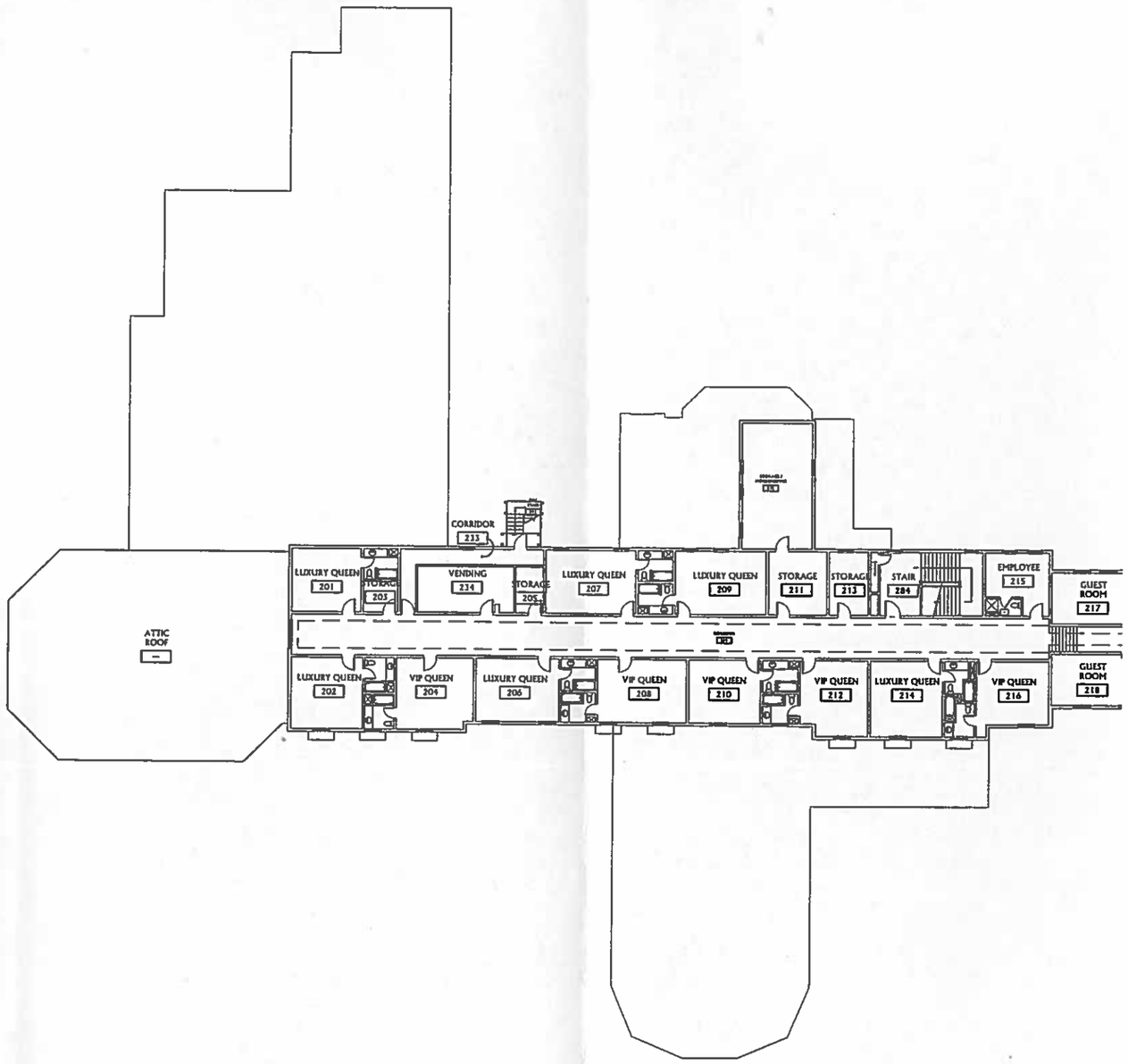
1/32"= 1'-0"




# FIGURE #35 LAKE HOTEL - SECOND FLOOR EXISTING EAST WING ROOMS HS-4300

LAKE HOTEL - YELLOWSTONE NATIONAL PARK

1/32"= 1'-0"

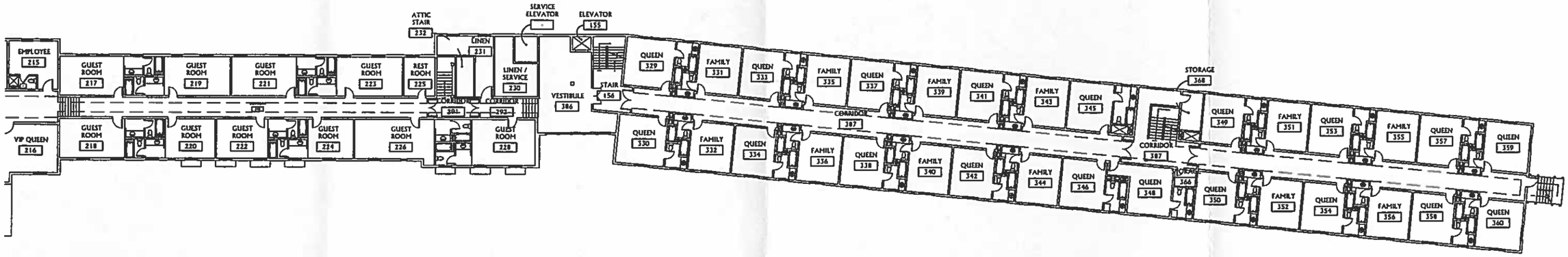



# FIGURE #36

LAKE HOTEL - YELLOWSTONE NATIONAL PARK

## LAKE HOTEL - THIRD FLOOR EXISTING "OLD HOUSE" ROOMS HS-4300

1/32"= 1'-0"

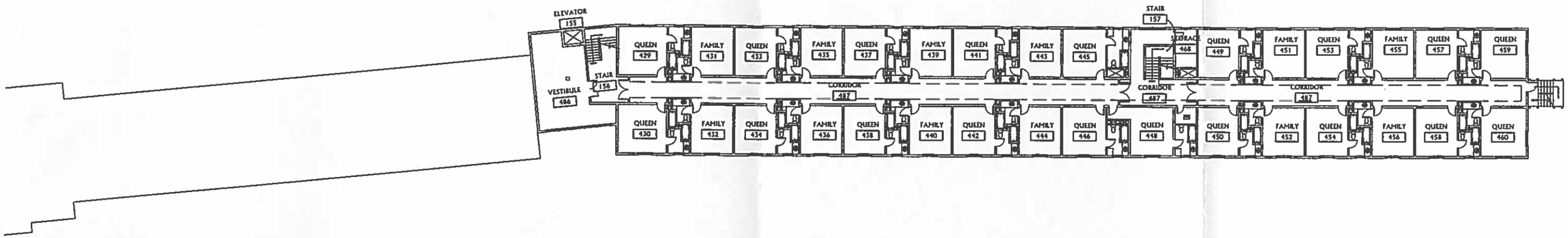



# FIGURE #37

# LAKE HOTEL - THIRD FLOOR EXISTING EAST WING ROOMS HS-4300

LAKE HOTEL - YELLOWSTONE NATIONAL PARK

1/32" = 1'-0"




# FIGURE #38 LAKE HOTEL - FOURTH FLOOR EXISTING EAST WING ROOMS HS-4300

LAKE HOTEL - YELLOWSTONE NATIONAL PARK

1/32" = 1'-0"

## Lake Hotel - Exterior Photos



Figure 39: Looking northeast at the original entrance to the Hotel. The architectural and historical integrity of the building has been maintained and most of the materials are in good condition.



Figure 40: Looking north at the east portico of the original building. The columns are generally in good condition.



Figure 41: Looking north at the triangular pediment and segmental arched window of the portico. Note the peeling paint at the base of the pediment.



Figure 42: Looking north at the windows on the three floors of the south side of the Hotel. Note the peeling paint where there is a lot of moisture in the walls.



Figure 43: Looking north at a typical square column on the vehicle portico. Note the deteriorated concrete base. There is some rot in the wood base.

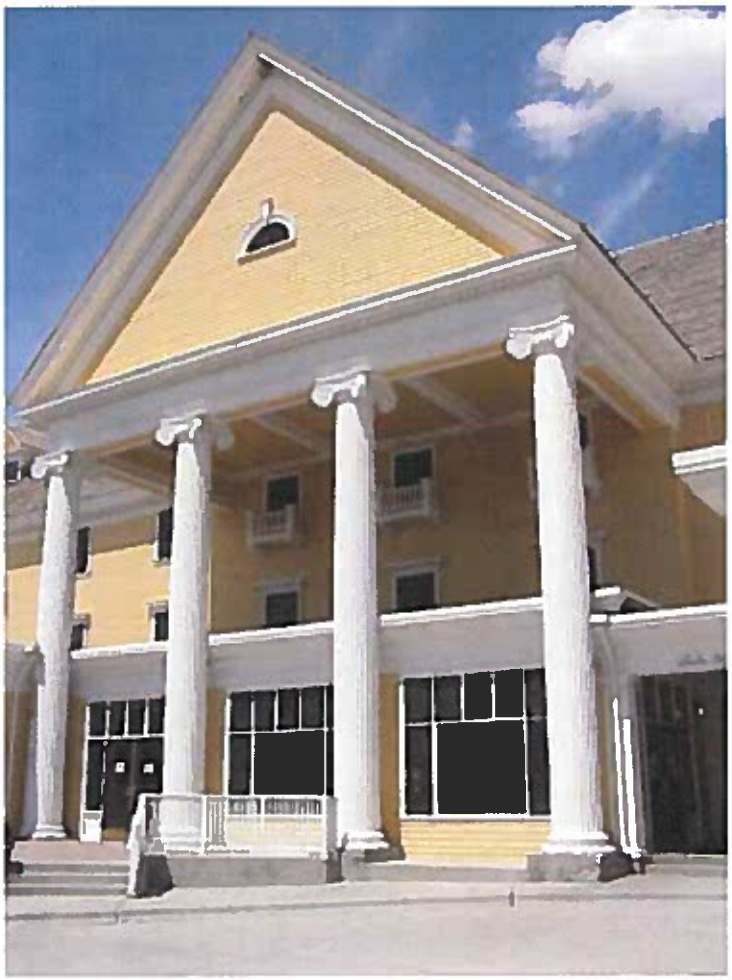


Figure 44: Looking north at the main entrance portico. These columns are rotting at the base and in the vertical areas below the flat roof. Water seems to pour off the roof into these columns.



Figure 45: Looking north at the base of one of the entrance columns. Note the spalling concrete base and rotted wood column base.



Figure 46: Looking north at one of the entrances to the main lobby. The doors and windows are in good condition.



Figure 47: Looking north at the columns and the eave of the flat roof over the main entrance. Note the rotted wood on the eave and column.



Figure 48: Looking north at the Sun Room exterior. There is some minor window sill deterioration but most of the wing is in good condition.

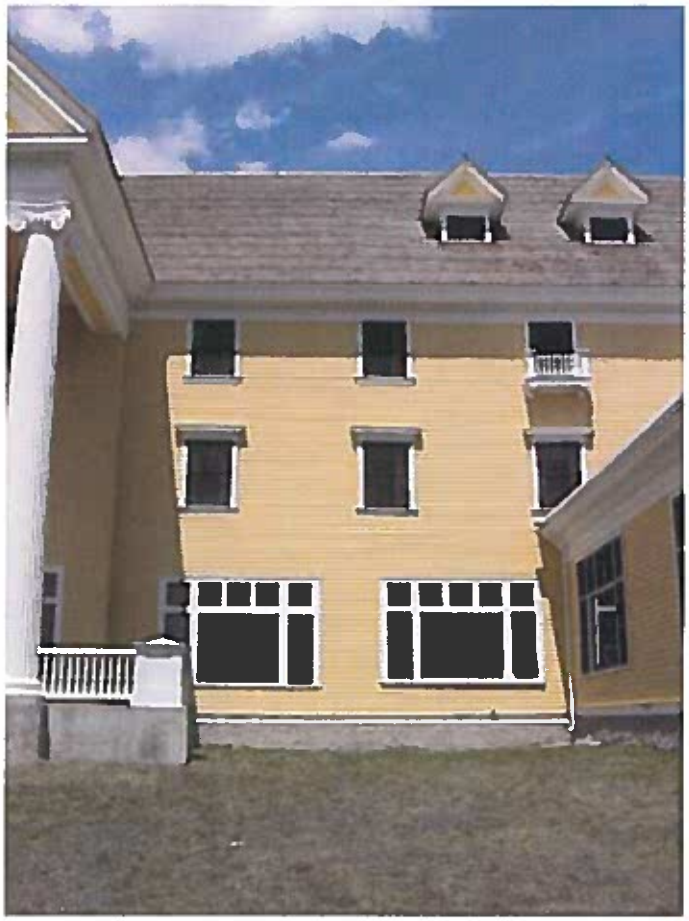


Figure 49: Looking north at typical windows of the dining room on the main floor and room windows above. Most of the windows are in good condition, with the exception of some air infiltration, especially around the upper windows. The bottom Dining Room windows have deteriorated and show signs of rot and settlement.



Figure 50: Looking north at the deteriorated concrete steps to the west portico.



Figure 51: Looking south at one of the deteriorated wood piers on the end of the balusters on the west portico.



Figure 52: Looking north at the deteriorating concrete base of the portico.



Figure 53: Looking north at the dining room addition. The materials are in good condition, with the exception of some window deterioration along the south side.



Figure 54: Looking northeast at the Hotel. The materials, with the exception of the some lower wood elements, are in good condition.



Figure 55: Looking west at the EDR and maintenance section of the Hotel.

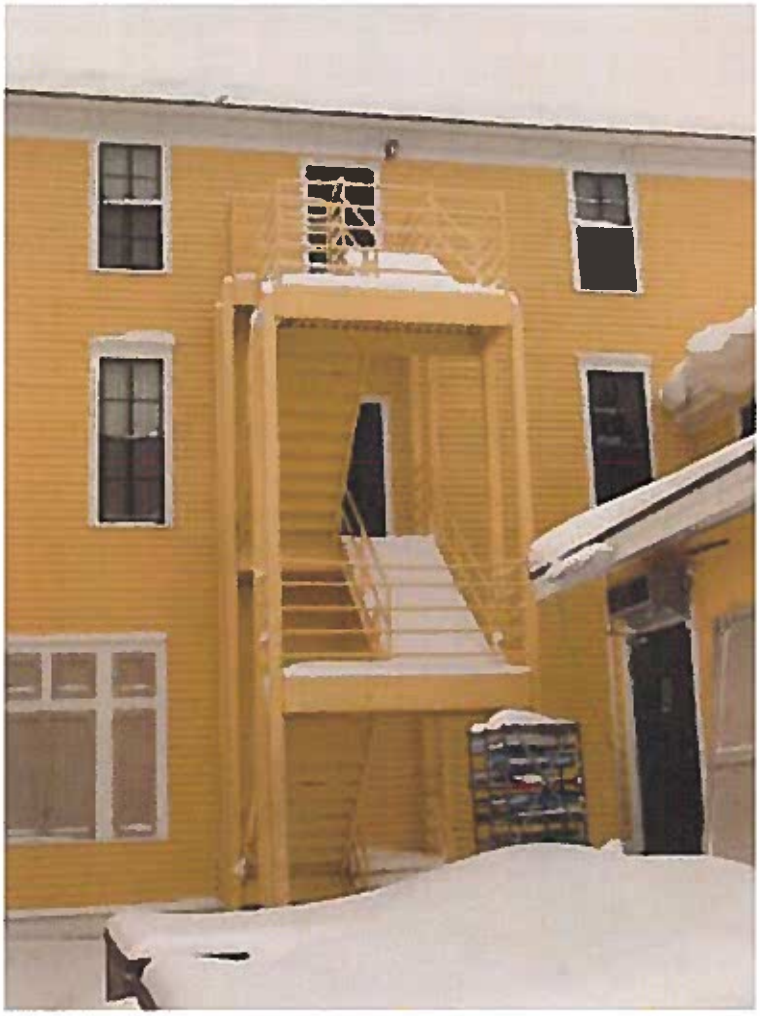


Figure 56: Looking south at the metal exit stair from the "Old House" rooms. The stair is in good condition.

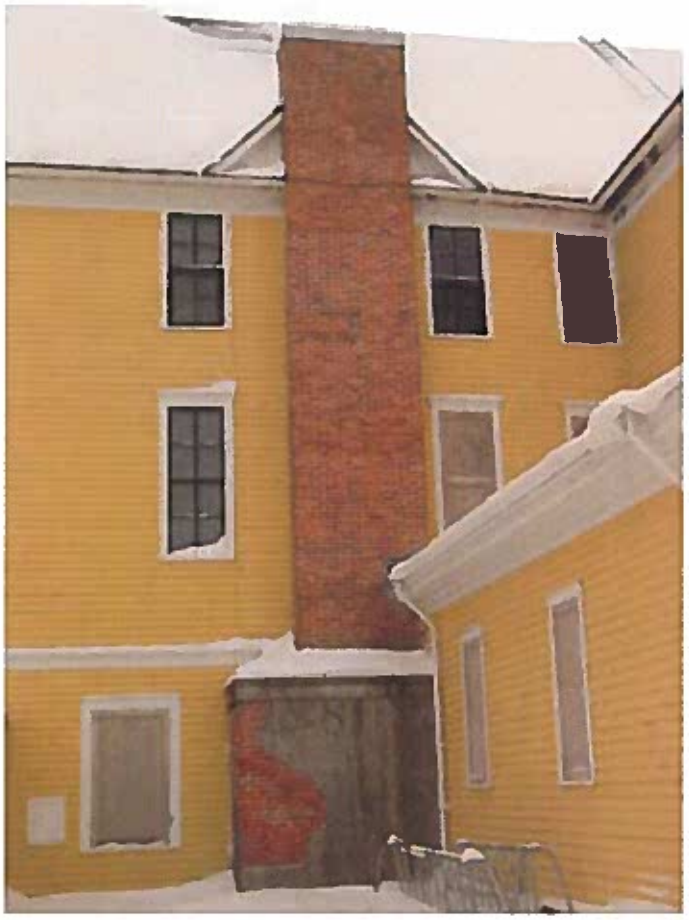


Figure 57: Looking south at the brick chimney on the Hotel. The upper part of the chimney is not tied into the building.



Figure 58: Looking south at the main rear entrance to the Hotel from the main parking lot. The concrete areas are being replaced at this time.



Figure 59: Looking south at the dock and garbage areas on the back of the building. These areas are very utilitarian and are not screened properly for the main rear entrances to the building.



Figure 60: Looking south at the handicap ramp and the entrance to the elevator lobby between the "Old House" and the east wing addition. This area appears to work well. With the parking lot work that is currently taking place, there will be better access from the parking spaces.



Figure 61: Looking east along the south facade of the east wing. Note the poor grade along the base that is above the wood base. Other than minor peeling paint, the materials are in good condition.

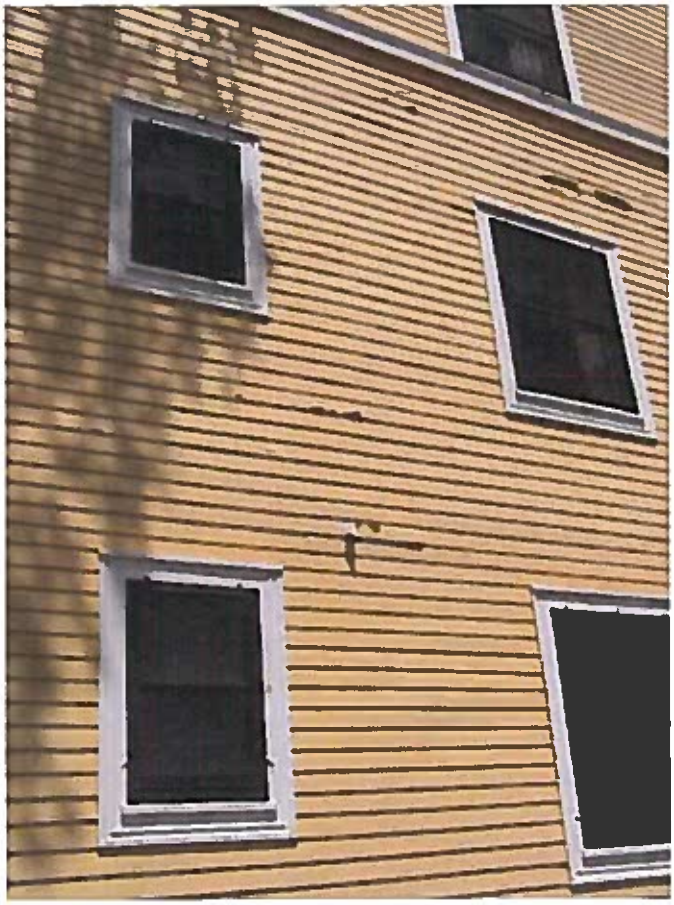


Figure 62: Looking north at the south wall of the east wing. Note the peeling paint in various locations on the wall.



Figure 63: Looking north at the east portico on the east wing. The base and columns are generally in good condition with some minor rot in the base wood.



Figure 64: Looking north at a typical wood double-hung window with screen on the east wing. These windows are generally in good condition on the north side. The windows are loose and in fair condition on the south side.

## Lake Hotel - Interior Photographs



Figure 65: Looking southwest at lobby interior near the main entrance from the south. Most of the original architectural integrity is intact.



Figure 66: Looking southeast at the registration desk. The desk does not coordinate with the architecture of the lobby.

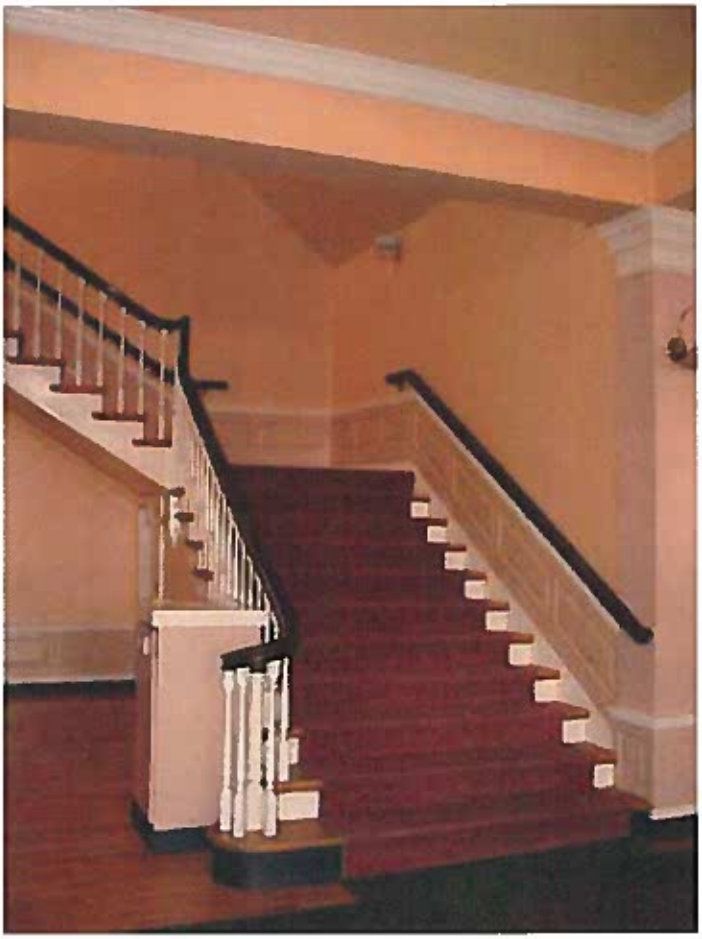


Figure 67: Looking north at the main stairway from the lobby to the upper floors. The handrail is worn and has lost its finish.



Figure 68: Looking northeast at the Bachelor Tile fireplace. The tile work is in good condition, however the fireplace is not functional because of the infill of brick in the chimney.



Figure 69: Looking south at the lounge area. The materials are in good condition and have been well maintained.



Figure 70: Looking west at the dining room. This section of the building is in good condition with the exception of some gravity loaded walls in the rooms above.



Figure 71: Looking south at the entrance of the gift shop from inside the gift shop. All of the doors and woodwork are in good condition.



Figure 72: Looking east at the stairs between the lobby areas and the rooms on the east wing. The wing is partially accessible from the exterior through the elevator lobby.



Figure 73: Looking south at a typical wood paneled door and trim in the corridor of the middle section of rooms.

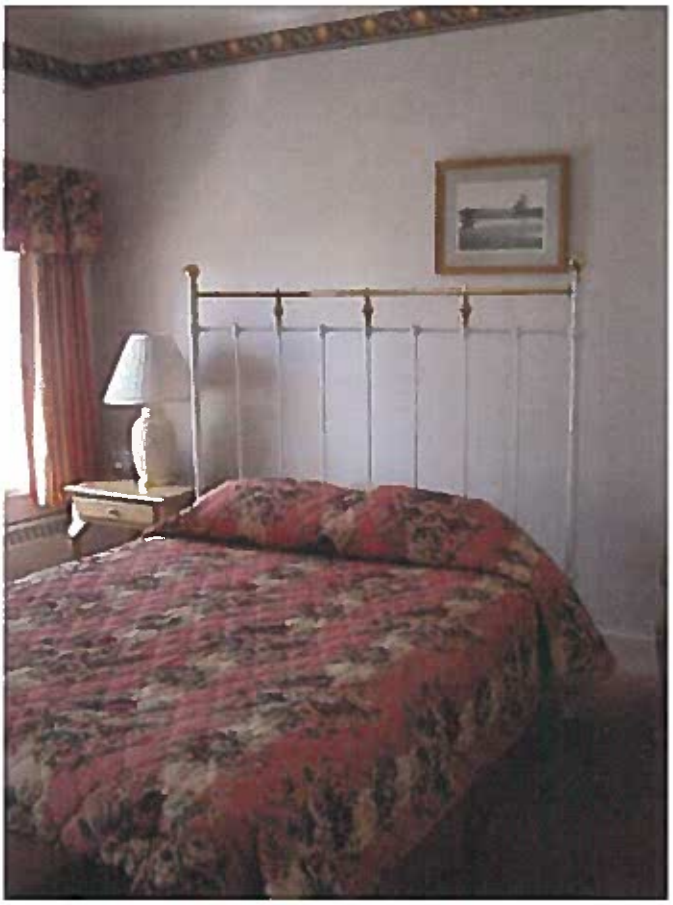


Figure 74: Looking west at a typical room in the middle section. Note the wall coverings along with the curtains and beds.



Figure 75: Looking northeast at a typical room interior with main entrance door and entry to the bath area.



Figure 76: Looking east at the sink area of the bathroom that is open to the room.



Figure 77: Looking east at the bath and toilet area of the bathroom. These fixtures appear to be in good condition.



Figure 78: Looking west at the main corridor in the east wing. Note the recesses created by using part of the corridor for bathroom additions to the Hotel in this area. The materials are in good condition.



Figure 79: Looking southwest at a typical doorway in the east wing of rooms.



Figure 80: Looking west at a typical room and its 1986 materials.

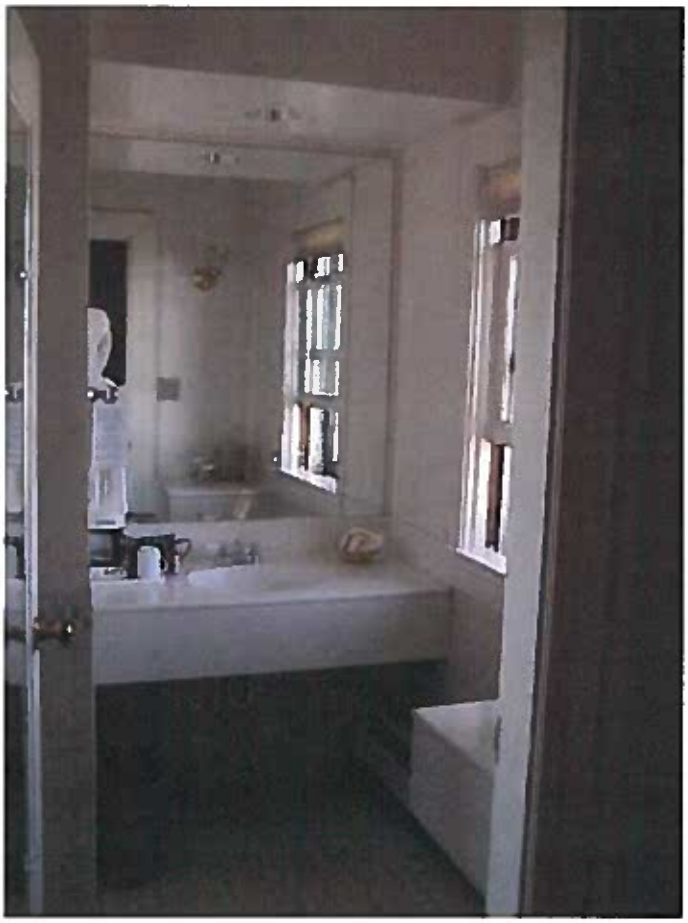


Figure 81: Looking east at a typical bathroom in the east wing of rooms. The sink area is part of the overall bathroom in this case.



Figure 82: Looking southwest at a typical wood paneled door and trim in the "Old House" of the Hotel. Note the original woodwork without the transom above.



Figure 83: Looking north at a typical room interior. The floors in many of these rooms have settled along the walls from the original construction.



Figure 84: Looking east at a typical bathroom area that is similar to the other wings of the Hotel.

**Exterior:** The one-and-one-half story maintenance building is constructed on a concrete foundation, with the exception of the older portion of the building, on the west wall of the north wing, which has a stone foundation. This is a wood frame building, covered on the exterior walls with drop siding and vertical corner board trim. The main gable portion of the roof is oriented east-west with shorter intersecting sections to the north and south. A small addition on the east end of the original volume has a flat roof. Wood shingles doubled every sixth course cover the gable room, which has exposed purlins and rafters. Small diagonal brackets support the ends of projecting eaves in the gable end. A large metal exhaust stack is guy-wired to the roof at the south end. A small, gable-roofed cupola is located at the intersection of the roof ridges. The windows are double-hung and awning sash. The doors are metal.

*South elevation:* The south elevation includes the south wall of the main east-west component, the slightly projecting south wing, and a small, flat-roofed addition near the east end. The west end contains a louvered grille which is the same size as the adjacent window opening which has a one-over-one light double-hung sash. Between this window and a pair of metal doors is a large metal exhaust stack located approximately five feet from the wall plane. The slightly projecting south gable end has a centered metal door flanked on both sides by a six-over-six-light double-hung window. The flat-roofed addition on the east end of this elevation has a large, one-over-one-light double-hung window.

*West Elevation:* The west elevation is the west gable end of the main east-west component. The grade slopes downward from south to north, more fully exposing the concrete foundation. A narrow recessed entrance with a metal door is located in the north end with two, one-over-one-light, double-hung windows located in the half story above and south of the door.

*North Elevation:* The north elevation includes the north wall of the main east-west component with the north wing centered on the elevation. East of the projecting wing, the north elevation contains a single door and a sliding garage door, the latter located below grade. Access to the garage door is gained through a driveway bordered by low concrete retaining walls. West of the single door are two, one-over-one-light double-hung windows; a loading dock is located in this area. The gable end of the wing has a centered pair of three-over-three-light awning windows. An exterior cover of a small exhaust fan projects from the wall on the east side of the paired windows. West of these windows is a boarded-over window with a small gable-roofed hood supported by brackets offset to the east. The function of this hood is unknown.

*East Elevation:* The east elevation is mainly composed of the east gable end of the main east-west component. The gable end contains a one-over-one light, double-hung window on the south end with a small projecting gable-roofed section on the north end. The east wall of this section is finished with shiplap boards, while the side walls are lap siding. A doorway centered in the east wall has been filled with shiplap boards flush with the wall plane. The wide eaves have exposed rafters and are partially supported by knee braces on vertical members. The knee braces also support the simple crossed verge board in the front gable peak. On the south end, the east wall of the small, flat-roofed addition on the south side has a one-over-one-light double-hung window. The east wall of the wing on the north side contains a pair of tall panel doors to the loading dock. Each door has two small vertical panels below and narrow, two-over-two-lights above.

**Interior:** The Maintenance Building contains a boiler room on the west side, a steam room in the west-central area, maintenance shops in the east-central area and in the east and south sides, and laundry and paint shop on the north. Most of the spaces are open to the roof structure, which has triangular-shaped trusses in the main east-west component. Many of the areas have been remodeled and updated with new finishes and lighting. All partitions that have been added are finished with gypsum wall board.

The boiler room on the west has a concrete floor scored in an irregular pattern of squares and rectangles. The upper walls and ceiling are finished with gypsum wall board. The lower walls are covered with a textured fiberboard wainscot. Door and window openings are trimmed with 1" x 4" casings. The lighting is fluorescent. Large boilers and pipes occupy the space.

East of the boiler room is the steam room. The floor is scored concrete. Partitions have been added on the south and east sides. The north wall is finished with shiplap boards. The ceiling is open to the roof structure. The door and window openings are trimmed with 1" x 4" casings. The lighting is fluorescent. On the north wall, a stairway with a short run of six steps leads to the restroom, laundry, and paint shop in the north wing. The door casing is the original with finger molding, plinth blocks, and corner blocks with bulls-eye decoration.

The central area, east of the steam room, is divided by partitions into a work area on the west and a welding shop on the east. The north wall is finished with shiplap boards. The ceiling is open to the roof structure. The floor is scored concrete. The door and window openings are trimmed with 1" x 4" casings. The lighting is fluorescent.

The east end of the building is used as an electrical shop and recycling center. Partitions have been added on the west and southwest. The north, southeast, and east walls are finished with shiplap boards. The ceiling is open to the roof structure. The floor is scored concrete. The door and window openings are trimmed with 1" x 4" casings. The lighting is fluorescent. On the east wall is a large sliding door which covers a raised dock area that projects to the east. The door is sheathed in beaded tongue-and-groove fir. On the north wall is another large sliding door.

The south end contains a partitioned space for a plumbing shop. The partitions at the west, north, and east are finished with gypsum wall board. The south wall is finished with shiplap boards. The ceiling is open to the roof structure. The floor is scored concrete. The door and window openings are trimmed with 1" x 4" casings. The lighting is fluorescent.

In the southwest corner is a small room used for chemical testing. The partitions on the north and east are finished with gypsum wall board. The south and west walls are finished with shiplap boards. The ceiling is open to the roof structure. The floor is scored concrete. The door and window openings are trimmed with 1" x 4" casings. The lighting is fluorescent.

The north wing of the maintenance building has a restroom on the west, shower room in the south-central area, an inaccessible room in the northwest area, a laundry in the north-central area, and a paint shop on the east. The restroom, shower, and laundry walls are finished with gypsum wall board, as is the restroom ceiling. The ceilings at the other spaces are open to the roof structure. The flooring is sheet vinyl in all of these spaces. The lighting is fluorescent.

The paint shop is accessed both from the laundry and from a set of double door from the loading dock on the east side. The walls are finished with gypsum wall board. The ceiling is open to the roof structure. The flooring is plywood. The lighting is fluorescent. The casing of the double doors has the original finger molding, plinth blocks, and corner blocks with bulls-eye decoration.

The Maintenance Building is generally in good condition with the exception of some structural problems due to snow loads and lateral stabilization. Most of the other problems relate mainly to maintenance issues. The exterior of the building has recently been painted and the paint is in good condition with some peeling. This building did not have the extent of preparation of the substrate thus the paint will probably not last as long. Because of the nature of the use of the building it gets a lot more wear than the Hotel, as equipment and supplies are moved in and out of the spaces.

The problem areas are as follows:

**Exterior**

- The painted siding is very rough but the paint is mainly holding.
- There is some rot in the base on the north and east sides because of the poor grade.
- Windows have minor weathering.
- Doors are worn and weathered.
- The roofing materials are generally in good condition.

**Interior**

- There are a variety of finished wall and ceiling surfaces.
- Finishes are in good, fair, and poor condition depending on the areas of use and the level of finish or no finish.
- There are several exiting and fire code issues relating to separation of spaces that need to be addressed because of the use of the building.

A more detailed NPS Condition assessment was completed in October 2008 and should be referenced for specific items and the costs associated with the remedies.

Refer to the Structural, Mechanical and Electrical narratives for the condition of those systems.

Also refer to Figures 85 to 94 showing the general conditions.

The original structure was built in 1954. The building is one story with tall ceilings to accommodate mechanical equipment and the boilers. The structure is wood framed with two types of roof systems; prefabricated roof trusses (which are a renovation to the original structure), and timber trusses with purlins spanning between them to support the rafters. There are two types of exterior foundation walls, rubblestone and concrete. The floor system is generally concrete slab on grade, but there are limited areas of a wood framed floor with crawl space below.

**INSPECTION**

We walked throughout the exterior and interior of the building. We were able to view the first floor structure from the crawl space, the foundation walls from the interior and exterior, and the majority of the roof structure was exposed. The building was generally in fair condition, but there are several locations where the building has severe deficiencies with respect to Lake Area snow and seismic loads.

**ANALYSIS/ CONCLUSIONS**

We found several main areas of concern with the building. Though the building has performed well historically, it is severely deficient with respect to snow, wind, and seismic loads in the Lake area. The rubblestone foundation is deteriorating on the exterior and will continue to do so until it is repaired so that moisture penetration into the wall is limited. The exterior walls do not have a code recognized diaphragm, and are not sufficient to handle the required seismic forces. We would recommend installed plywood or osb atop the existing planking at the next residing. Further, there are not enough interior shear walls to assist in carrying the seismic forces. We would need to sheathing some of the existing interior walls and properly connect them to the roof and foundation. There are also no connections between the lateral elements, so the seismic load cannot efficiently travel from the roof to the foundation. The timber trusses and associated purlins and rafters are under designed for the Lake area snow load and will need upgrade. Finally, the gable end walls are weak with regards to wind loading. The walls need strengthening to adequately resist the wind forces.

**HEATING AND VENTILATING SYSTEMS**

The boiler building serves as the central heating plant for the hotel. It consists of the boiler room, inventory area, workshop, paint shop and miscellaneous storage areas. A tunnel connects the boiler building to the hotel. The majority of the spaces are heated with unit heaters. Overall there is poor ventilation throughout the facility. The fresh air is admitted in the space via operable windows. Bathroom exhaust is through a fan/light combination terminating to the outside through a sidewall jack. Overall, the mechanical systems appeared operational and functioned properly. Items noted as deficient during the walk through include:

1. Deficient make-up air for welding area.
2. Condensate pump vent is disconnected.

**PLUMBING SYSTEMS**

The plumbing systems at the boiler building consist of a single restroom with a tank type water closet and a lavatory. Within the inventory area is a domestic hot water maker which provides domestic hot water for the hotel. There are several miscellaneous floor drains throughout the facility. Domestic water distribution piping is copper and the sanitary piping is a mixture of both cast iron and PVC. Items noted as deficient during the walk through include:

1. Pipe insulation is deteriorating and in some places has been torn off.
2. Check valves on the domestic hot water tank is noisy.
3. Sump pump piping does not have correct pitch to drain.
4. Pipe hangers broken and unusable.

**FIRE SPRINKLER SYSTEMS**

The fire sprinkler system in the facility consists of dry type automatic system. The piping is exposed in all areas. In discussions with maintenance personnel, excessive amounts of corrosion are noticeable during winter shutdown activities. Items noted as deficient during the walk through include:

1. No backflow prevention on the fire service.

## ELECTRICAL DISTRIBUTION

The electrical distribution system appears to have been installed not too long ago, probably in 1987 when the Lake Hotel renovation was underway. The electric service equipment is located outside on the building's northwest side. The service consist of multiple service disconnects; the Winter Residence, Lake Hotel, and the Maintenance Building are all powered from this location. The distribution system appears to be in serviceable condition; no large-scale deficiencies were observed, although the following were seen:

1. The load center in the fire sprinkler riser room does not have adequate working clearance.
2. A work table has been installed in front of panel L2DB blocking access to the panel.
3. The emergency system's combination automatic transfer switch/load center is mounted too high.
4. The electric service disconnects are not labeled as such.

## BUILDING LIGHTING

The building's general lighting is in fair condition. Some lighting fixtures were not working, most likely the result of failed ballasts or burned out lamps. All fixtures were dirty, which results in reduced lighting efficiencies. The fixtures use T12 lamps and electromagnetic ballasts. A significant long-term energy savings could be realized by replacing or retrofitting the older technology fixtures with T8 or T5 lamps and electronic ballasts. A number of deficiencies were observed that primarily affect egress lighting, emergency lighting, and exit signage.

1. Exit discharges are illuminated by a single exterior emergency fixture.
2. All fixtures are dirty and some are not working.
3. All fixtures use outdated lamp and ballast technology.

## FIRE ALARM SYSTEM

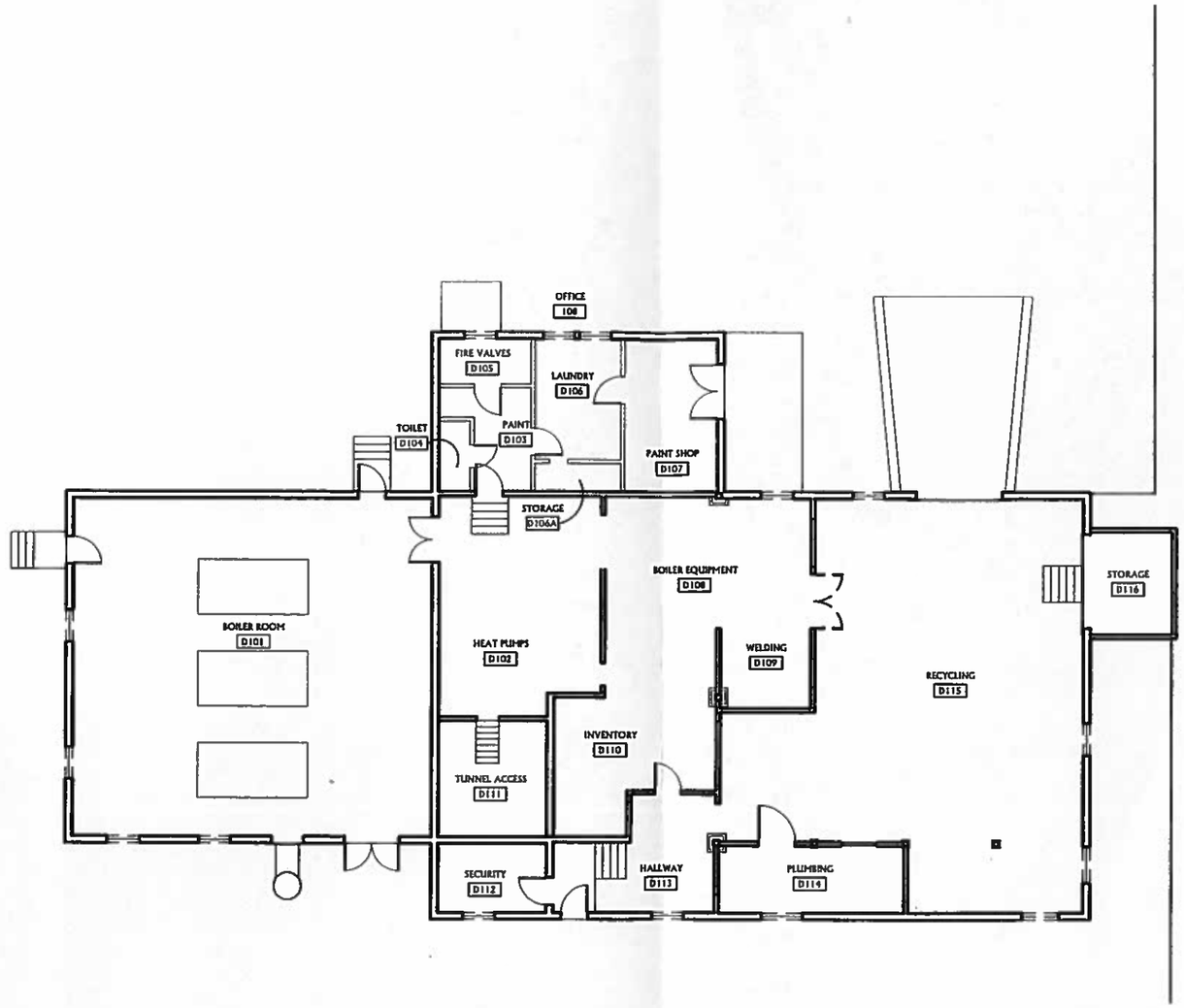
Like the building's electrical systems, the fire alarm system as a whole is in good condition. The deficiencies noted are isolated deficiencies and not indicative of a system wide problem.

1. There are no visual notification appliances in areas having high ambient noise levels.
2. The building exits are not equipped with manual pull stations.
3. Firestopping has not been applied to through penetrations of fire rated assemblies.

## MISCELLANEOUS SYSTEMS

The following deficiencies were seen.

1. The boiler stack is not protected with a lighting protection system.
2. A fiber optic cable is not installed in a protective raceway.




NORTH

# FIGURE #85 LAKE HOTEL - EXISTING MAINTENANCE / BOILER BUILDING HS-4301

LAKE HOTEL - YELLOWSTONE NATIONAL PARK

1/16" = 1'-0"

## Boiler / Maintenance Building - Exterior Photos



Figure 86 – Looking west at the end of the building at the parking lot.
There are some grade problems in this area causing problems with wood base.



Figure 87 – Looking south at the ramp into the boiler room.
The doors on this side are working, but there is some damage.



Figure 88 – Looking southwest at the north wing of the boiler building. Most of the materials are in good condition. The windows have been covered over for the winter.

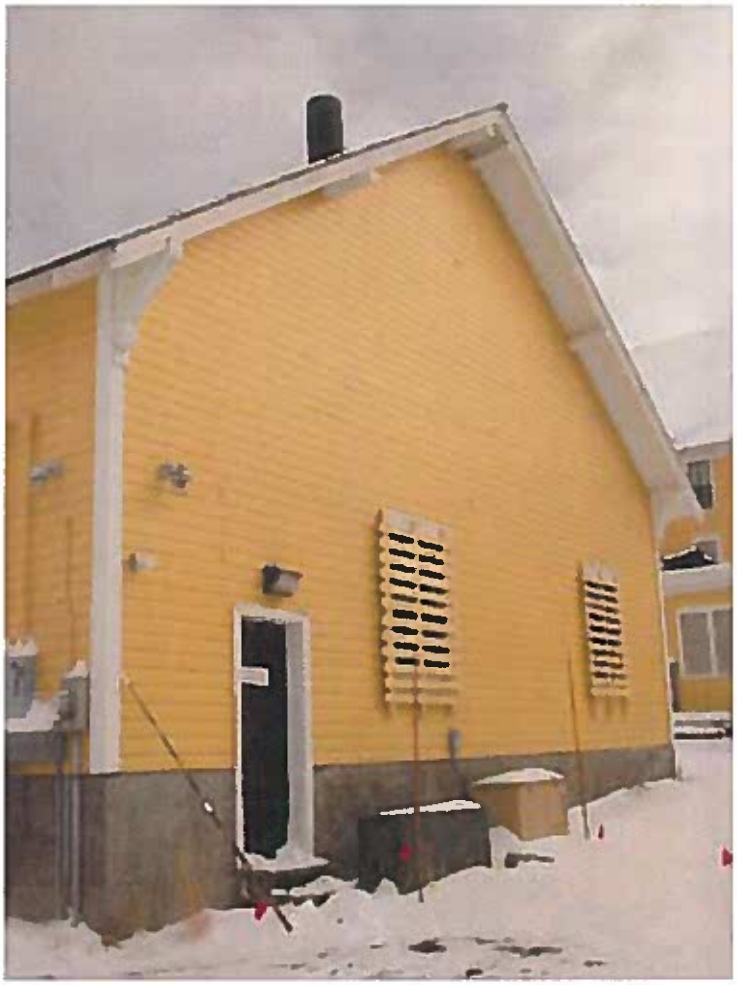


Figure 89 – Looking southeast at the boiler building and the pedestrian entrance. The door is worn and needs some maintenance.



Figure 90 – Looking east at the boiler building and the metal stack.

**Boiler / Maintenance Building - Interior Photos**

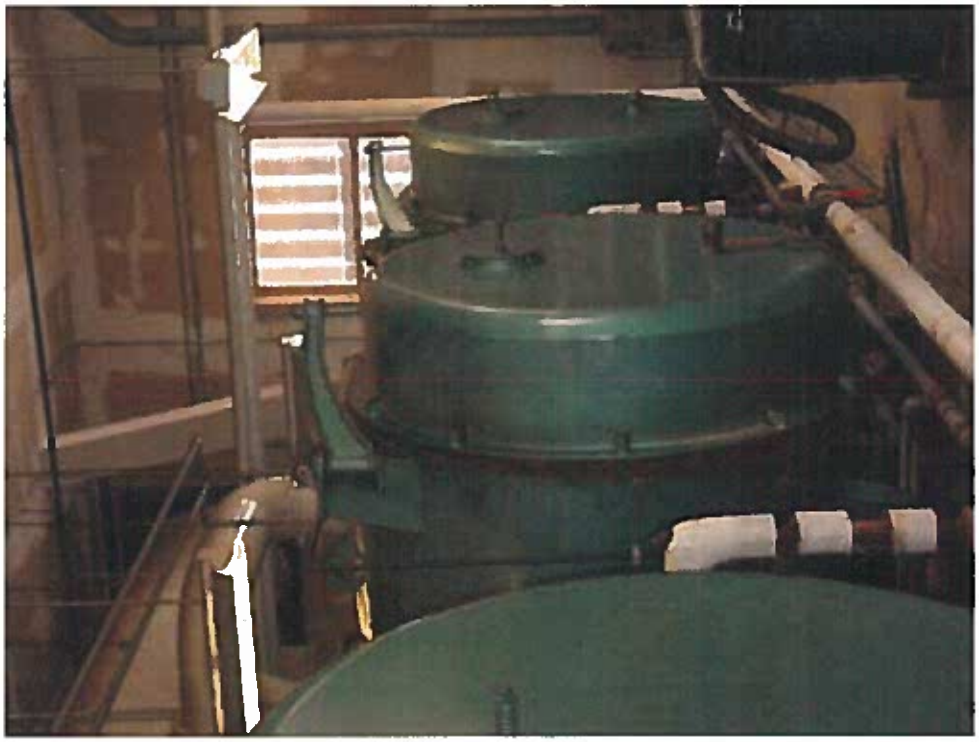


Figure 91 – Looking west at the boilers in the west half of the building.

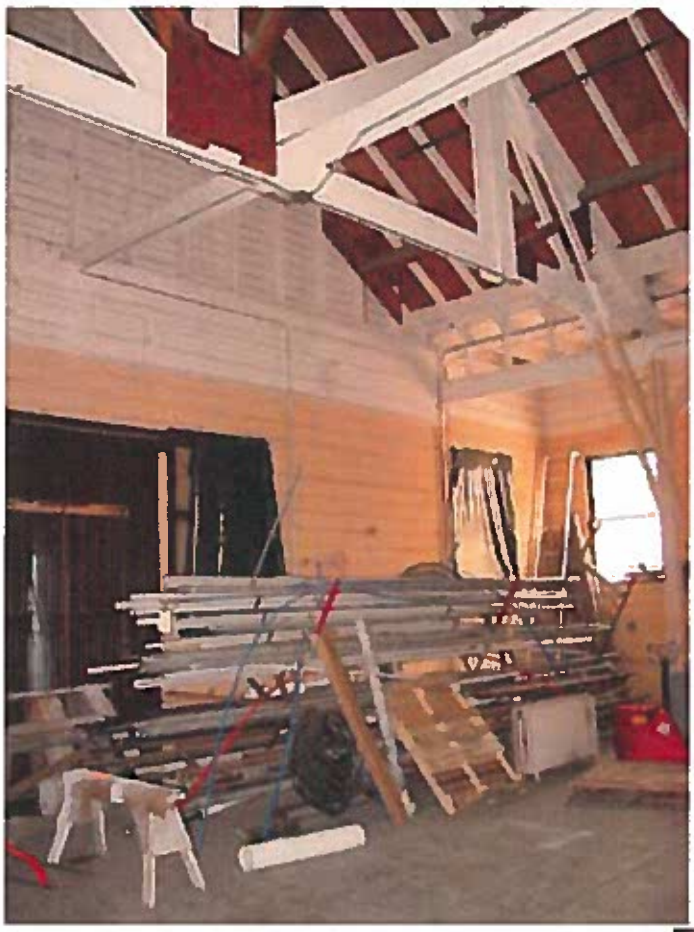


Figure 92 – Looking east at the shop area in the original building.



Figure 93 – Looking west up at the wood trusses in the original boiler building. They appear to be in good condition but are not adequate to support the snow load.



Figure 94 – Looking southwest at the stone foundation in the original boiler building. This wall drops down to the south and enters a tunnel for the steam lines to the Hotel. The wall appears to be in fair condition and has been supported in some areas with concrete. There are general problems with the rubble foundation.

## Architectural Description — Annex

**Exterior:** This two-story, rectangular, wood-frame building has a flat roof and is constructed on a concrete foundation. The exterior walls are finished with lap siding. The flat roofs have a wide plane frieze beneath the deep eaves. The linear plan is oriented north-south with a wing at the east end. Windows are double-hung sash. The doors are metal and panel style.

*West elevation:* The west elevation is symmetrical in massing with a central, two-story entry pavilion with a shallow front gable roof, projecting slightly from the wall plane. A one-story pedimented porch, which contains the main entrance to the Annex Building, projects from the pavilion. The porch pediment is supported by pairs of narrow columns. Wood railings are located between the columns and the pavilion's front wall plane. The pediment has a semi-circular motif between the eave returns. The paneled entry door has twelve lights with a horizontal panel below. Narrow sidelights with four lights flank the door. On both sides of the porch is a pair of six-over-one-light double-hung windows. Above the porch is a smaller pair of six-over-one-light, double-hung windows. On each side of this pair is a single eight-over-one-light, double-hung window.

The fenestration on the remainder of the west elevation has four evenly-spaced groups of four windows, two per story, which have eight-over-one-light, double-hung sash.

*North elevation:* The north elevation has a centered metal door with one light on both stories. The upper story entrance has a small landing enclosed with walls covered in lap siding. A wood-frame staircase parallel to this elevation connects the upper story door with a landing and then makes a perpendicular turn to the north. Both runs of stairs and landing have wood railings. The first story door is accessed from ground level via a ramp that extends west and then turns back to the east. The ramp also has a wood railing.

*East elevation:* The east elevation has a one-story, flat-roofed wing at the center which contains a central entrance. An eight-over-one-light, double-hung window is located on each side of the door. At the second story, centered above the wing, is a large eight-over-eight-light, double-hung window framed by narrow sidelights with four lights. Two wide vertical mullions separate the double-hung window from the sidelights. Above these lights are a central four-pane transom flanked by single lights. The fenestration on the remainder of the east elevation has four evenly-spaced groups of four windows, two per story, with eight-over-one-light, double-hung sash.

*South elevation:* The south elevation is identical to the north elevation except that the first story door exits at grade and, therefore, has no ramp. The first story door is also framed by narrow four-light sidelights.

**Interior:** The building features a double-loaded corridor oriented on it its long axis. The interior has been remodeled and all rooms updated with textured gypsum wall board, carpeting, and sheet vinyl flooring. Corridor doors have been replaced with flush wood doors. The walls are trimmed with 1" x 6" baseboards and door and window openings are trimmed with 1" x 4" casings. The bathrooms have been modernized with new toilets, shower stalls, and sinks. Lighting is fluorescent and incandescent.

*First floor:* The lounge and entrance area are accessed from the west entry porch. The floor surrounding the main door and the area that extends into the corridor is finished with tile. The floors in the adjacent seating areas are carpeted. The walls of the lounge/entrance area have a 1" x 4" oak chair rail. This rail extends along all of the corridor walls as well. The walls are finished with textured gypsum wall board. The ceiling is finished with heavily textured gypsum wall board.

A typical guest room contains a single window with original casings and hardware. The floor is carpeted. The walls are finished with textured gypsum wall board. The ceiling is finished with heavily textured gypsum wall board.

The guest bathrooms have glass-walled corner shower stalls, a wall-hung sink, and toilet. The walls and ceiling are finished with textured gypsum wall board. The shower wall is finished with 4" x 4" ceramic tile. The floor is covered with sheet vinyl.

A handicapped guest bathroom has a large shower stall for wheelchair access. The walls of the shower are finished with 4" x 4" ceramic tile, while the shower floor is finished with 1" x 1" ceramic tile. The walls and ceiling are finished with textured gypsum wall board. The remainder of the floor is covered with sheet vinyl.

*Second floor:* Across the corridor from the main entry is the original U-shaped stairway to the second level. The stairway has a half-wall closed railing that is capped with oak trim. The landing receives natural light from a large east-facing window. The guest rooms and baths on the second floor have the same finishes as those on the first floor.

## Architectural Condition — Annex

The Lake Hotel Annex is in good condition. The building has been recently painted and all of the surfaces are in good condition. The roof has been replaced in the last ten years and is in good condition. The rooms are quite different from the original dorm rooms with the bath down the hall. The rooms were always very simple in design though.

The problem areas are as follows:

**Exterior**

- There is some minor paint peeling.
- The wooden exit stairs are starting to deteriorate.
- Water coming off the roof on the west side is causing paint deterioration at two locations.

**Interior**

- There are minor wear areas on the wood and sheetrock finishes.
- There is some mold in the bathrooms, however, it is minor.

A more detailed NPS Condition assessment was completed in October 2008 and should be referenced for specific items and the costs associated with the remedies.

Refer to the Structural, Mechanical and Electrical narratives for the condition of those systems.

Also refer to Figures 95 to 100 showing the general conditions.

The original structure was built in 1924. The building is a 2-story hotel with approximate plan dimensions of 34'x200'. The structure consists of wood framed bearing walls for the exterior and interior corridor, and 2x wood roof and floor joists. The interior corridor bearing walls are supported on a beam and column system in the basement crawl space. The building has a continuous concrete foundation wall and footing supporting the exterior walls, and isolated concrete footings to support the interior corridor bearing walls.

**INSPECTION**

Viewing the structure is limited due to finishes, however it was possible to view the first floor structure from the basement crawl space, the roof structure from the attic crawlspace, and the foundation walls from the interior and exterior. The building was generally in good condition.

**ANALYSIS/ CONCLUSIONS**

There are two main areas of concern with the building. The first involves the interior foundation support, and the second involves the lateral system. As stated above, the interior corridors are bearing lines for the floor and roof joists. The corridors are supported by beams in the basement crawlspace. The original beams have proved inadequate to support the gravity loads imposed. So, temporary jacks have been installed to support the beams at midspan. The recommendation is to remove the temporary jacks and install a permanent foundation solution. A permanent foundation would provide a more positive connection between the beam and post, as well as more adequate soil bearing.

The lateral support for the Annex is wood framed shear walls. The exterior walls of the building are diagonally sheathed, which give acceptable values for lateral resistance in the longitudinal (or long) direction. However, in the transverse (or short) direction of the building the floor and roof diaphragms are not adequate to spread the load to the exterior walls. The floor diaphragms are diagonally sheathed, which are accepted by the code for limited lateral distribution. However, the roof diaphragm is perpendicular planking, which is not a code recognized diaphragm. At the next re-roof, it would be our suggestion to install plywood or OSB sheathing atop the existing roof planking. To adequately distribute the loads in the transverse direction, we propose to add sheathing to several of the interior walls to share the lateral load with the exterior end walls. There are also several areas of connection between the roof and floor diaphragms that require upgrade, so that a consistent load path can be created to get the lateral load from the floor and roof diaphragms, into the lateral force resisting walls, and into the foundation.

### HEATING AND VENTILATING SYSTEMS

The annex consists primarily of individual sleeping rooms and associated bathrooms. The units are heated with electric wall heaters located in the sleeping space. The fresh air is admitted in the space via operable windows. Bathroom exhaust is through a fan/light combination terminating to the outside through a sidewall jack. Overall, the mechanical systems appeared operational and functioned properly. Items noted as deficient during the walk through include:

1. Discharge of exhaust too close to operable windows
2. Sprinkler head escutcheons missing
3. Sprinkler coverage at canopies
4. Plumbing vent termination too close to operable window
5. Thermostats mounted too high in ADA units.

### PLUMBING SYSTEMS

The plumbing systems at the annex consist of single bathroom with tank type water closet and tub/shower for each unit. The domestic hot water is generated by an electric water heater. The domestic water distribution is copper piping routed through the crawlspace and in walls. The sanitary piping is cast iron with no-hub fittings. The water system does not include any backflow prevention. Items noted as deficient during the walk through include:

1. Plumbing vent on back roof too close to operable window
2. Sewer main break in crawlspace
3. Seismic restraint on piping throughout facility

### FIRE SPRINKLER SYSTEMS

The fire sprinkler system in the facility consists of dry type automatic system. The piping is concealed in ceiling and attic spaces. In discussions with maintenance personnel, excessive amounts of corrosion are noticeable during winter shutdown activities. Items noted as deficient during the walk through include:

1. Sprinkler heads missing escutcheons.
2. Sprinkler coverage at canopies
3. Sprinkler coverage/obstructions caused by lighting, etc
4. Supervisory air compressor antiquated
5. Service piping corroded

### ANNEX BUILDING ELECTRICAL DISTRIBUTION

The Annex's electrical distribution system was updated in 1987. The electric service equipment, a switchboard, is located outside on the building's north side. Power is distributed from the switchboard to five lighting and appliance branch-circuit panelboards and one power panelboard, which serves mechanical loads. All are located on the first level. The distribution system appears to be in serviceable condition; no large-scale deficiencies were observed, although the following were seen:

1. A receptacle and light switch are missing a cover plate exposing energized parts.
2. Many of the guestrooms have one less receptacle than required by the National Electrical Code.

### ANNEX BUILDING LIGHTING

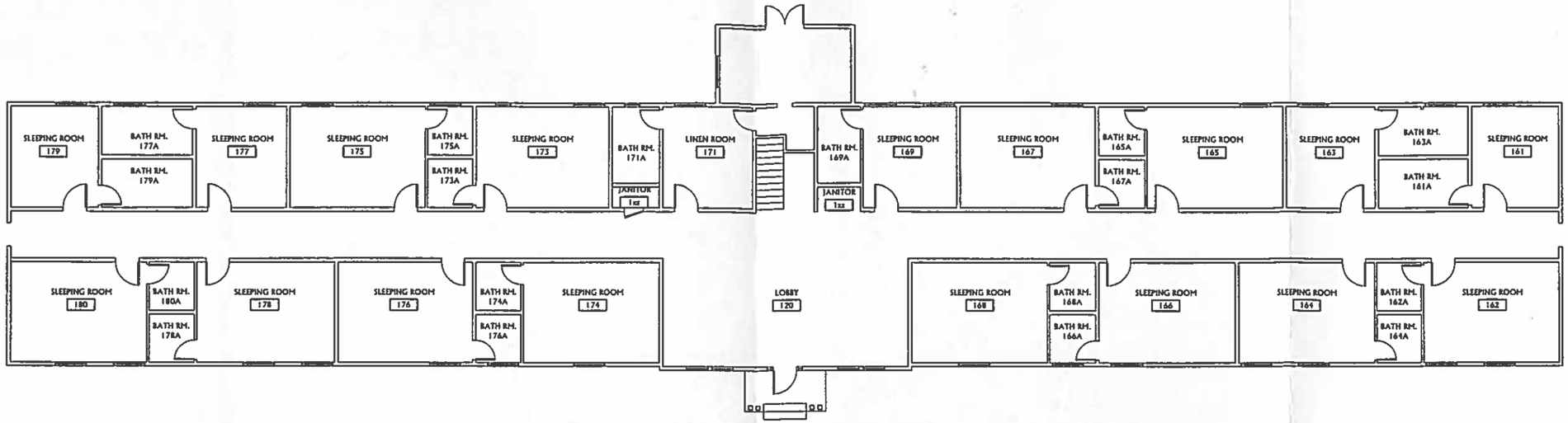
The building's general lighting is in relatively good condition and provides adequate illumination levels. With few exceptions, the light source is incandescent, which has high operational costs due to inefficient energy utilization and short life. A number of deficiencies were observed that primarily affect egress lighting, emergency lighting, and exit signage.

1. The switches controlling the lighting in the corridors, which serves as egress lighting under normal conditions, are accessible to the public.
2. The emergency lighting in the corridors does not meet code requirements for illumination levels—the corridors are too dark—and for maximum to minimum contrast ratios.
3. Exit signs use fluorescent lamps. LED exit signs are a much better choice due to their long life and low energy consumption.
4. An additional exit sign visible to a person standing in one of the two first floor corridors is required to direct occupants to the building's main entrance. Installing an exit sign at this location will also satisfy the code requirement that no point in the egress pathway be more than 100 feet from an exit sign, a violation that now exists.
5. With the exception of the main entry, each exit discharge is lit with one single-lamp fixture. A lamp failure in any of these fixtures will cause the exit discharge to be below the code required illumination level.
6. The exterior emergency lighting fixture at the main entry is not functioning.
7. The Annex's rear exit is signed as an exit, but no normal or emergency lighting exists on the building's exterior to illuminate a path to a safe gathering place.

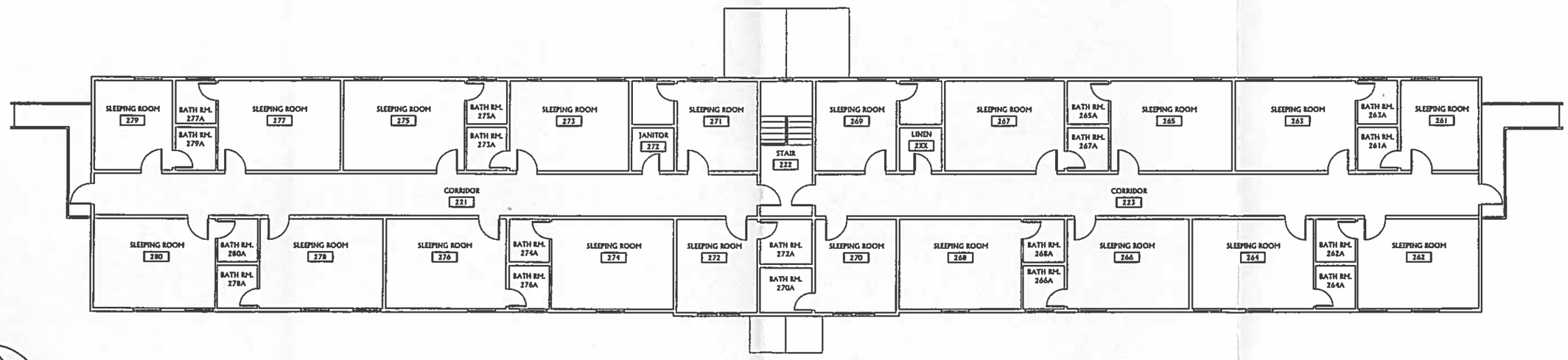
### ANNEX BUILDING FIRE ALARM SYSTEM

Like the building's electrical systems, the fire alarm system as a whole is in good condition. The deficiencies noted are isolated deficiencies and not indicative of a system wide problem.

1. Combination horn and strobe notification appliances are not located within fifteen feet of the end of the corridors.
2. Smoke detectors are not located within fifteen feet of the end of the corridors.
3. Smoke detectors are not located within five feet of the smoke doors.
4. The sleeping areas and bathrooms of the ADA guestrooms do not have visual notification appliances.
5. The manual station located at the main entry is mounted too high to be ADA compliant.




FIRST FLOOR PLAN




SECOND FLOOR PLAN

NORTH

# FIGURE #95 LAKE HOTEL - EXISTING ANNEX FIRST & SECOND FLOOR PLAN HS-4303

LAKE HOTEL - YELLOWSTONE NATIONAL PARK

1/16" = 1'-0"

## Lake Hotel Annex - Exterior Photographs

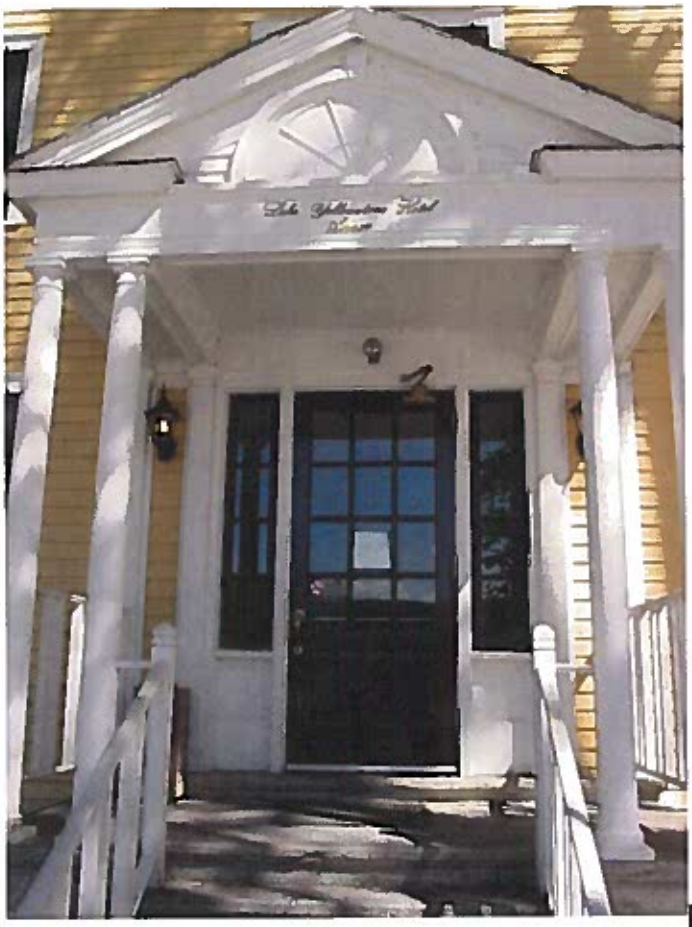


Figure 96 – Looking east at the main entrance to the building. The materials are in good condition with some minor wear.

## Lake Hotel Annex - Interior Photographs



Figure 97 – Looking west at the main entrance lobby floor of the Annex. These areas are in good condition.



Figure 98 – Looking east at the stair to the second floor of the Annex. Most of the wall materials, windows, and trim are in good condition.

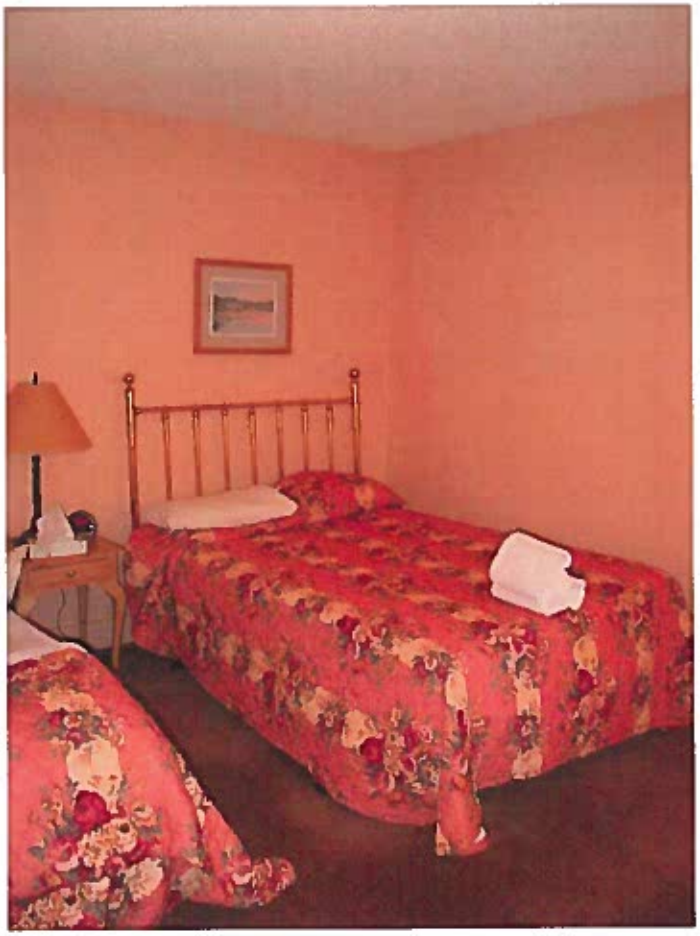


Figure 99 – Looking east at a typical bedroom in the Annex. The rooms are in very good condition.



Figure 100 – Looking south at a typical bathroom in the Annex. Note the fiberglass shower and tub combination.

## Lake Hotel Storage Cellar HS-4309

### Architectural Description

**Exterior:** The walls of this one-story root cellar are made with concrete, with a roof made of milled lumber. Both the walls and roof are covered with sod, which insulates the building. The east wall has a central entrance with a metal door that is flanked by battered concrete piers. The roof of the subterranean area to the west is covered with sod and has a vent at the center of the mound. The half-wall on the north side is constructed of formed concrete.

**Interior:** The cellar has concrete walls and a wood plank ceiling. The floor is concrete.

### Architectural Condition

The cellar is in fair condition. The roof is leaking and water penetrates through the walls. The building is not habitable.

## Lake Hotel Pump House (HS-4310)

### Architectural Description

**Exterior:** This one-story, wood-frame building is constructed on a concrete foundation. The plan is rectangular and is oriented southwest to northeast. The walls and the gable roof are covered with wood shingles. The roof has exposed rafters and a metal vent penetrates the roof at the southwest corner. The north and south gable ends have plain fascia boards.

The east elevation has a single panel door in the south edge of the wall and a small, two-light fixed window in the center of the elevation underneath the eave. The west, north, and south walls also have a central window opening with a two-light fixed window.

**Interior:** The interior of the fire cache consists of a main open space with a small room on the southwest corner for the water heater. The walls of the main room are unfinished and display the timber frame construction of the building. The ceiling is open to the roof structure. The walls in the water heater room are finished with horizontal tongue-and-groove boards. The floor is concrete. Lights are incandescent.

### Architectural Condition

This building is in good condition. Peeling paint, although minor, is evident on doors and siding. There are some high grade problems around the base, causing deterioration in the sill.

Refer to Figures 101 and 102 showing the general conditions.

## Pump House – Exterior Photos



Figure 101: Looking northwest at the Pump House. Note the high grade around the base.



Figure 102: Looking east at the Pump House.

## Architectural Description

**Exterior:** This one-and-one-half-story, wood-frame building is constructed on a concrete foundation. The plan is rectangular with a small, one-story gabled section on its west gable end; the building is oriented east-west. The walls are finished with lap and sheet metal siding and corner boards. A water table demarcates the first floor level. The wood-shingled, gable roof has exposed rafters. Two interior brick chimneys penetrate the roof. The windows are fixed, double-hung, and sliding sash. The doors are flush wood and paneled.

*South elevation:* The south elevation includes the main component on the east and the small section on the west. The main component has sheet metal siding on the eastern two-thirds of the wall. From west to east, the elevation of the main component has a one-over-one-light, double-hung window, a fixed window, a flush wood door with one light, a two-light fixed window, a six-over-six-light, double-hung window, and one-by-one-light, sliding sash. The west section has a centered one-over-one-light, double-hung window.

*West elevation:* The west elevation includes the west gable end of the main component and the one-story, west gable end which projects from the west gable end. South of the one-story section, in the main component's west gable end, is a paneled door with four lights and a one-over-one-light, double-hung window. A single one-over-one-light, double-hung window is located in the center of the small section's west elevation.

*North elevation:* The north elevation is sheathed in sheet metal siding on the main component, while the one-story section is covered with lap siding. The main component has three irregularly spaced fixed windows. The one-story section has a small one-over-one-light, double-hung window on the east and a larger one-over-one-light, double-hung window on the west.

*East elevation:* The east elevation is composed of the east gable end of the main component. The entire wall is clad with sheet metal siding. The central entrance has a three-panel door with one light. The entrance is flanked by a 1 x 1 sliding window on the south and a fixed window on the north.

**Interior:** The interior of the building is divided into two main areas; an office at the west end and a residence at the east end. The two areas are separated by an unfinished storage area. Each area has a separate entrance from the exterior. All of the door and window openings are trimmed with 1" x 4" casings.

*Office:* The office originally served a residential purpose. The entrance on the west side leads into a kitchen space now used as a reception area. A counter with a sink and stove is located on the east wall. The walls and ceiling are finished with fiberboard. The floor is covered with sheet vinyl. Lights are incandescent fixtures.

North of the kitchen is the bathroom with a single panel door. A shower stall and toilet are located on the east wall and a wall-hung sink is on the north wall. The walls and ceiling are finished with fiberboard. The floor is covered with sheet vinyl. Lighting is an original glass incandescent fixture.

West of the kitchen is the former living room/bedroom, now used as an office, which is accessed by a single panel door. The walls and ceiling are finished with fiberboard. The floor is carpeted. Lighting is an incandescent fixture.

*Residence:* The unfinished storage area that separates the office and residential functions is accessed by the flush wood exterior door on the south elevation. A stairway in the center of the east wall accesses an unfinished attic. On the same wall is the interior door to the residential section of the building that leads directly into the kitchen.

The kitchen has cabinets on the east, north, and west walls. The walls and ceiling are finished with hardboard and battens. The floor is covered with sheet vinyl. Lights are incandescent fixtures.

West of the kitchen is a bathroom, with a sink located on the south wall, a toilet on the west wall, and a claw foot bathtub on the east wall. The walls and ceiling are finished with hardboard and battens. The floor is covered with sheet vinyl. Lighting is an incandescent fixture.

East of the kitchen is a living room. A wood stove is located on the east wall next to the exterior door. A small raised alcove space is located in the southeast corner. West of the alcove is the small bedroom. The walls and ceiling of all areas are finished with hardboard and battens. The floors are carpeted. Lights are incandescent fixtures.

## Architectural Condition — Winter Residence

The residence is in fair to poor condition. The problem areas are as follows:

**Exterior**

- The high grade around the building is causing the foundation and base materials of the walls to rot out and the building to settle.
- The exterior siding is cracked and showing some rot.
- The siding has several areas of repair using non-compatible materials that are now failing.
- The doors are badly weathered and there is some rot in the threshold and jambs.
- The windows are badly weathered and there is some rot in the sills.
- The roof is in good condition but there is significant rot in the rafters and sheathing.

**Interior**

- The interior walls have a combination of finished and unfinished surfaces. There are open studs in the entry way and in the attic sleeping area.
- Other sheetrock and painted surfaces are in fair condition.
- The floor appears to be built on grade and is uneven throughout. The floor timbers and joists, where accessible, are rotted.

A more detailed NPS Condition assessment was completed in October 2008 and should be referenced for specific items and the costs associated with the remedies.

Refer to the Structural, Mechanical and Electrical narratives for the condition of those systems.

Also refer to Figures 103 to 113 showing the general conditions.

The residence is a one-story building with attic storage space. The residence houses the winter keeper as well as a small office space. The portion that contains the winter keeper's residence is the original structure, and the office area is a later addition. The structure is wood bearing walls with a wood framed roof. There is no concrete foundation in the original structure; the wood floor sits directly on the dirt. The additional has an adequate crawlspace with an exterior foundation wall and footing.

**INSPECTION / ANALYSIS**

Viewing the structure is limited due to finishes and to the limited crawlspace depth in the original residence, however, the roof structure could be viewed from the attic space. The crawlspace in the addition was available for inspection, but there is limited access to the crawlspace of the original residence.

The building is in poor condition, with a significant amount of deterioration and settling noted throughout. There is significant settlement on the main floor in several areas. This settlement is due to lack of perimeter foundation in conjunction with deteriorated floor joist and deteriorated interior bearing locations. The roof structure is found to be woefully inadequate. Diligent snow maintenance has obviously saved the roof structure from collapse.

**CONCLUSION**

The structural deficiencies throughout the residential portion of this building render it a prime candidate for complete demolition and reconstruction in-kind. As stated above, there is no concrete foundation under the original residence, so an entire new foundation is warranted. Limited inspection of the floor to foundation interface condition reveals no connection and seriously deteriorated wood plates. The floor framing bears on or is very close to dirt in most all cases which has led to deteriorated floor areas. We can make an educated assumption that the majority of the joists are rotted, and they will continue to rot as long as they are in close contact with the dirt. The attic framing is not adequate for any storage loading. The roof members are seriously deficient and will require substantial upgrade throughout. The extent of the deficient structural elements leads us to recommend demolition and reconstruction as opposed to retrofitting the existing residence. However, if considered historic, this building can be salvaged. Please expect an entirely new foundation, new floor system, and extensive upgrade of the attic and roof structure. The renovation of the existing will far exceed demolition and build-back.

## HEATING AND VENTILATING SYSTEMS

The Winter Residence consists of small office space, storage rooms, bathroom, kitchen, bedroom and living room. The spaces are heated with propane fired wall furnaces and a fireplace exists in the living area. Bathroom exhaust is through an exhaust fan and ventilation is provided via operable windows. The mechanical systems appeared to meet current codes. Items noted as deficient during the walk through include.

1. Propane regulator and heater exhaust does not meet clearance requirements from operable windows.
2. The wall furnace flue has been disconnected in the attic.
3. The flue for the water heater is not connected.

## PLUMBING SYSTEMS

Plumbing systems at the residence consist of a single restroom with a tank type water closet, tub/shower and kitchen area. The hot water for the facility is generated by a gas fired hot water heater. The domestic water distribution is a combination of copper and galvanized steel. The sanitary piping is a combination of cast iron and PVC. Items noted as deficient during the walk through include.

1. Plumbing vent through roof does not meet minimum 3" size requirement.
2. The water heater is not seismically braced.

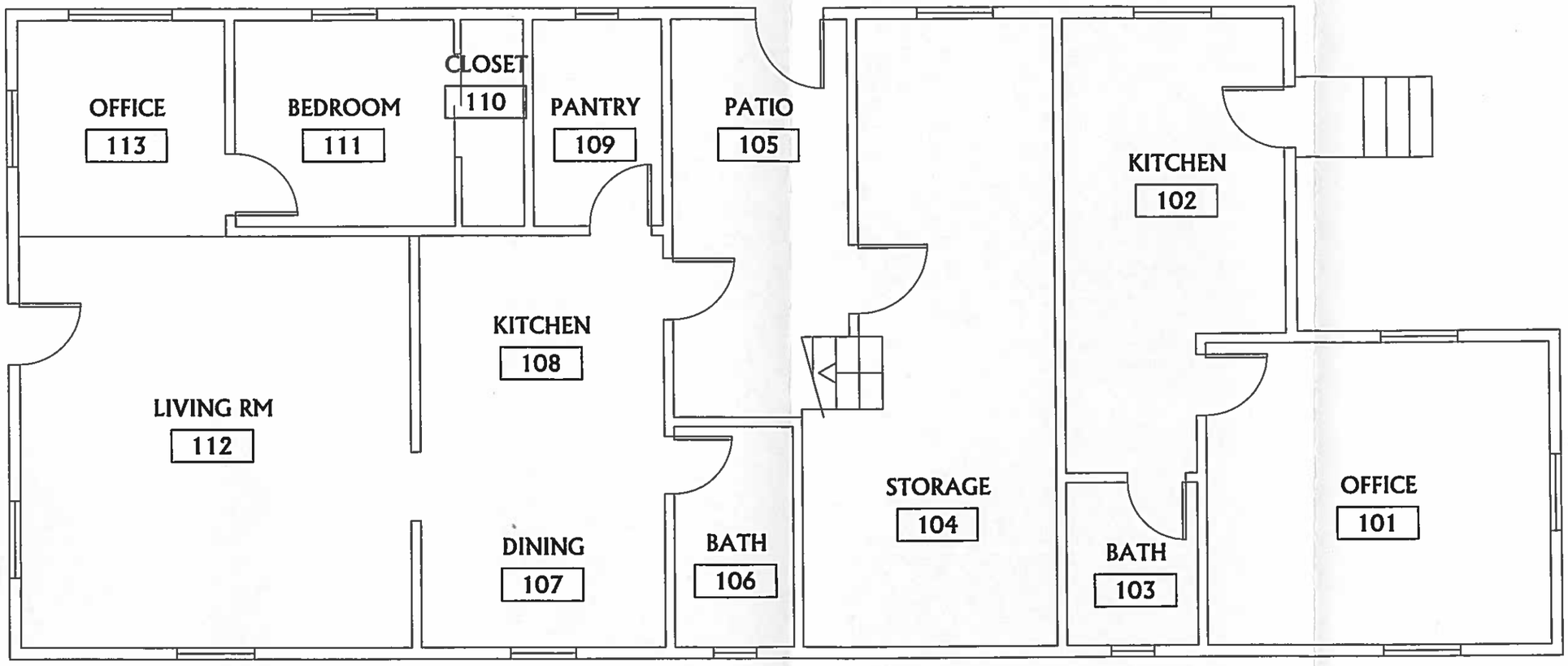
## FIRE SPRINKLER SYSTEMS

There are no fire sprinklers within the facility.

**ELECTRICAL SYSTEMS**

The Winter Residence was constructed circa 1950 and has had no major remodels to date. The electrical systems appear to be original, and, as one would expect, have exceeded their serviceable lives. The cost of work to correct deficiencies is difficult to justify given the age of the systems unless the work is to correct safety related issues until major reconstruction can occur. The following deficiencies were noted:

1. The residence has an insufficient number of receptacles. As a result, the likelihood of extension cords being used increases, which raises the possibilities of circuit overloading and fire.
2. Receptacles (and circuits) are not grounded.
3. There are places where power cable is not covered by a fire resistive finish.
4. Kitchen countertop receptacles are not GFCI protected.




# FIGURE #103

# EXISTING CONDITIONS - LAKE HOTEL WINTER RESIDENCE

LAKE HOTEL - YELLOWSTONE NATIONAL PARK

3/16" = 1'-0"

## Winter Residence - Exterior Photos



Figure 104 – Looking east at the residence. The building is in fair to poor condition, with some rotted base materials. The doors and windows are in fair to good condition on the later addition, but fair on the rest of the building.



Figure 105 – Looking east the building in the back yard area. Note the damaged siding at the base. The roof material is in fair condition.



Figure 106 – Looking south at the residence. Note damaged siding and wear along the wall. There is some settlement in the roof structure.



Figure 107 – Looking southeast at the residence. The grade around the building on the north and east sides is poor causing water penetration into the base of the building.



Figure 108: Looking west at the entrance on the east side. Note the grade slope to the door and the high grade around the building.



Figure 109: Looking west at the rafter tips on the north side of the Residence. Many of the rafters are rotted and paint is peeling.



Figure 110: Looking south at the main living area. Note the fiberboard ceiling and walls with wood battens covering the joints. Some of the finishes are in good condition.



Figure 111: Looking down at the floor structure sitting on grade. Most of the timber that can be seen is rotting.



Figure 112: Looking east at the attic space. Note the insulation with a stovepipe going to the roof.



Figure 113: Looking east at the partial foundation on the addition. Note the rotted floor joists and wood sheathing.

# Lake Hotel Housekeeping Cabin (HS-7071)

## Architectural Description

**Exterior:** The Lake Hotel housekeeping cabin is a one-story, rectangular building constructed on a poured concrete foundation wall. The building has exposed timber frame of mainly vertical members; the corners of the walls have diagonal bracing. The walls are enclosed with plywood nailed to the interior of the frame. The gabled roof is covered with wood shingles, doubled every sixth row, and has exposed rafter and purlin ends. A small wooden loading dockis located in front of the entrance to the building.

**Interior:** The interior of the building has exposed ceiling wood structure with sheetrocked walls.

## Condition

The building is in good condition with new paint and a new roof. There is minor wear to the door and some of the interior finishes. The door sill is worn. The loading dock has some deteriorated wood members.

**Housekeeping Cabin – Exterior Photo**



Figure 114: Looking northeast at the Housekeeping Cabin. Generally, the building is in good condition.

## Architectural Description

**Exterior:** The 42 single guest cabins are one-story, rectangular buildings constructed on poured concrete foundation walls (see Figure C76). The buildings have exposed timber frames of mainly vertical members; the corners of the walls have diagonal bracing. The walls of these buildings are enclosed with plywood nailed to the interior of the frame. Nine of these cabins have a tie rod for structural support on the long elevations. The front and rear gable peaks are covered with either wood shingle or lap siding. The gabled roofs are covered with wood shingles, doubled every sixth row, and have exposed rafters and purlins. The front elevations of these buildings contain entries offset to one edge of the wall. The entries contain a flush wood door and are accessed via concrete steps. The entrances are sheltered by small, gable-roofed overhangs that are supported by single diagonal brackets at the two corners. Small six-light sliding sash windows are located directly adjacent to the entries. Three windows with six-light sliding sash are located on the side elevation closest to the door, while the opposite side elevation has no window openings. The rear elevations contain two windows with six-light sliding sashes and a louvered wood vent in the gable peak.

**Interior:** The interiors of the single guest cabins contain a main room for living and sleeping with a separate bathroom in the rear corner. The dropped ceiling is finished with painted sheetrock, while the walls have stained wood wainscot with painted sheetrock above. The floors in the bedroom/living area are carpeted, and this room contains an electric recessed wall heater. The bathrooms have sheet vinyl on the floors and the walls and ceiling are painted sheetrock. The bathroom contains a toilet and shower. The door between the rooms is two panel wood door. There is a sink and vanity built into the bedroom. Doors and windows throughout are trimmed with 1x2 painted boards, and the rooms have incandescent lighting.

## Architectural Condition

All of the cabins are in good condition. The interiors have been remodeled with new materials and the exteriors have been painted and new roofs have been added in the last five years.

There is minor wear on the interior materials. The exteriors have some minimal peeling paint on the walls and some windows. Some of the concrete stoops are spalling.

A more detailed NPS Condition Assessment was completed in October 2008 and should be referenced for specific items and the costs associated with the remedies.

Refer to the Structural, Mechanical and Electrical narratives for the condition of those systems.

Also refer to Figures 115, showing the existing floor plan of a single cottage, and 116 for an exterior view. Detail photos in the Double Cottages show some of the condition problems typical of both types of cottages.

The original structures were built in 1950. There are two different types of cabins, a single cabin with one residence and a double cabin with two residences. The cabins have wood framed exterior walls which are 2x studs flat on the exterior face of plywood sheathing, a roof system that spans between exterior walls and a floor system with an interior beam bearing line. The cabins have a continuous exterior concrete foundation wall with footing, and isolated interior concrete footings to support the floor beam.

**INSPECTION**

Viewing the structure is limited due to finishes, however, it was possible to view the floor structure from the basement crawl space. Additional information was gathered from the original building plans. Structural comments are mostly related to general maintenance issues, as the buildings are generally in good condition.

**ANALYSIS/ CONCLUSIONS**

The areas of concern with the cabins are general maintenance issues. The cabin structures are structurally adequate, and should remain so as long as they are properly maintained. The foundations are structurally adequate, but several need patching over cracks or a parge coating over the unconsolidated foundation wall that is exposed to the elements. There are several sill plates that have significant deterioration and need either replacement or weather protection. Several of the front concrete steps are cracking or spalling and need to be patched. Finally, there are several locations where the site grade needs to be altered to prevent water from flowing towards the buildings.

**HEATING AND VENTILATING SYSTEMS**

The cabins, renovated within the last few years, consist of a sleeping room and bathroom. The units are heated with electric wall heaters located in the sleeping space. The fresh air is admitted in the space via operable windows. Bathroom exhaust is through a fan/light combination terminating to the outside through a sidewall jack. Overall, the mechanical systems appeared to meet current codes function properly. Items noted as deficient during the walk-through include:

1. A few walk jacks loose.
2. Thermostats mounted too high in ADA units.

**PLUMBING SYSTEMS**

The plumbing systems at the cabins consist of single bathroom with tank type water closet and tub/shower. The lavatory is located in the sleeping area adjacent to the bathroom. The hot water for the cabin is generated by an electric water heater. The domestic water distribution is PEX piping routed through the crawlspace of each cabin. The sanitary piping is Schedule 40 PVC. The water system does not include any backflow prevention. Items noted as deficient during the walk-through include:

3. No backflow prevention on water service.
4. Relief valve does not discharge into same room as water heater is located.
5. Relief valve terminates into the crawlspace.
6. Relief valve discharge is not readily observable by building occupants.
7. No drain pan included.
8. Water heaters were not seismically restrained.
9. Some units did not have dielectric fittings or unions at water heater connections.
10. Numerous stains on carpet under lavatory indicated leakage in plumbing.
11. Numerous shower valve handles loose.
12. Few lavatory faucets loose.

### ELECTRICAL DISTRIBUTION

The cabins and their electrical distribution system underwent complete renovation in 2004. Several pad mount transformers and clusters of disconnect switches serve cabins in their immediate vicinity. Each cabin, both single and double, has an exterior mounted load center that delivers power. The distribution system appears to be in good condition. Receptacles are present in sufficient quantities and are conveniently located. Bathroom sink receptacles are of the GFCI type. No power deficiencies were seen.

### BUILDING LIGHTING

Lighting was also upgraded in 2004 and is in good condition, providing adequate levels of illumination and offering convenient control. The only lighting related deficiency seen involves the sleeping area wall scones in the accessible cabins; they are mounted less than 80 inches above finished floor and extend more than 4 inches from the wall. The fixtures should be raised to above 80 inches or replaced with new, ADA compliant fixtures—fixtures that protrude less than 4 inches from the wall.

### FIRE ALARM SYSTEM

Each cabin is protected with a single-station smoke alarm located in the sleeping area. Accessible cabins should have a visual notification appliance in the sleeping area and in the bathroom to alert hearing-impaired guests, but do not.

## Table 1 - LAKE HOTEL SINGLE COTTAGES

| ROOM NUMBERS | HS-NUMBER | LCS ID | EXTERIOR CONDITION | INTERIOR CONDITION | REMARKS |
|---|---|---|---|---|---|
| Single Guest Cabin #502 | HS-7058 | 50656 | Good | Good | |
| Single Guest Cabin #503 | HS-7059 | 50657 | Good | Good | |
| Single Guest Cabin #504 | HS-7060 | 50658 | Good | Good | |
| Single Guest Cabin #549 | HS-7061 | 50659 | Good | Good | |
| Single Guest Cabin #626 | HS-7062 | 50660 | Good | Good | |
| Single Guest Cabin #649 | HS-7063 | 50661 | Good | Good | |
| Single Guest Cabin #651 | HS-7064 | 50662 | Good | Good | |
| Single Guest Cabin #650 | HS-7065 | 50663 | Good | Good | |
| Single Guest Cabin #622 | HS-7066 | 50664 | Good | Good | |
| Single Guest Cabin #632 | HS-7067 | 50665 | Good | Good | |
| Single Guest Cabin #510 | HS-7068 | 50666 | Good | Good | |
| Single Guest Cabin #531 | HS-7069 | 228094 | Good | Good | |
| Single Guest Cabin #558 | HS-7070 | 260356 | Good | Good | |
| Single Guest Cabin #543 | HS-7072 | 260167 | Good | Good | |
| Single Guest Cabin #644 | HS-7073 | 261165 | Good | Good | |
| Single Guest Cabin #636 | HS-7074 | 260938 | Good | Good | |
| Single Guest Cabin #641 | HS-7075 | 261098 | Good | Good | |
| Single Guest Cabin #631 | HS-7076 | 260815 | Good | Good | |
| Single Guest Cabin #635 | HS-7077 | 260867 | Good | Good | |
| Single Guest Cabin #540 | HS-7078 | 260021 | Good | Good | |
| Single Guest Cabin #621 | HS-7080 | 260671 | Good | Good | |
| Single Guest Cabin #534 | HS-7082 | 228127 | Good | Good | |
| Single Guest Cabin #535 | HS-7083 | 228171 | Good | Good | |
| Single Guest Cabin #525 | HS-7084 | 228045 | Good | Good | |
| Single Guest Cabin #544 | HS-7085 | 260201 | Good | Good | |
| Single Guest Cabin #606 | HS-7086 | 228589 | Good | Good | |
| Single Guest Cabin #609 | HS-7087 | 260484 | Good | Good | |
| Single Guest Cabin #613 | HS-7088 | 228615 | Good | Good | |
| Single Guest Cabin #614 | HS-7089 | 228652 | Good | Good | |
| Single Guest Cabin #524 | HS-7090 | 50687 | Good | Good | |
| Single Guest Cabin #608 | HS-7091 | 50688 | Good | Good | |
| Single Guest Cabin #612 | HS-7092 | 50689 | Good | Good | |
| Single Guest Cabin #607 | HS-7093 | 50690 | Good | Good | |
| Single Guest Cabin #511 | HS-7094 | 50691 | Good | Good | |
| Single Guest Cabin #516 | HS-7095 | 50692 | Good | Good | |
| Single Guest Cabin #517 | HS-7096 | 50693 | Good | Good | |
| Single Guest Cabin #518 | HS-7097 | 50694 | Good | Good | |
| Single Guest Cabin #523 | HS-7098 | 228017 | Good | Good | |
| Single Guest Cabin #552 | HS-7099 | 50695 | Good | Good | |
| Single Guest Cabin #553 | HS-7100 | 50696 | Good | Good | |
| Single Guest Cabin #530 | HS-7101 | 50697 | Good | Good | |
| Single Guest Cabin #509 | HS-7107 | 50703 | Good | Good | |

## Single Cottages – Exterior Photo

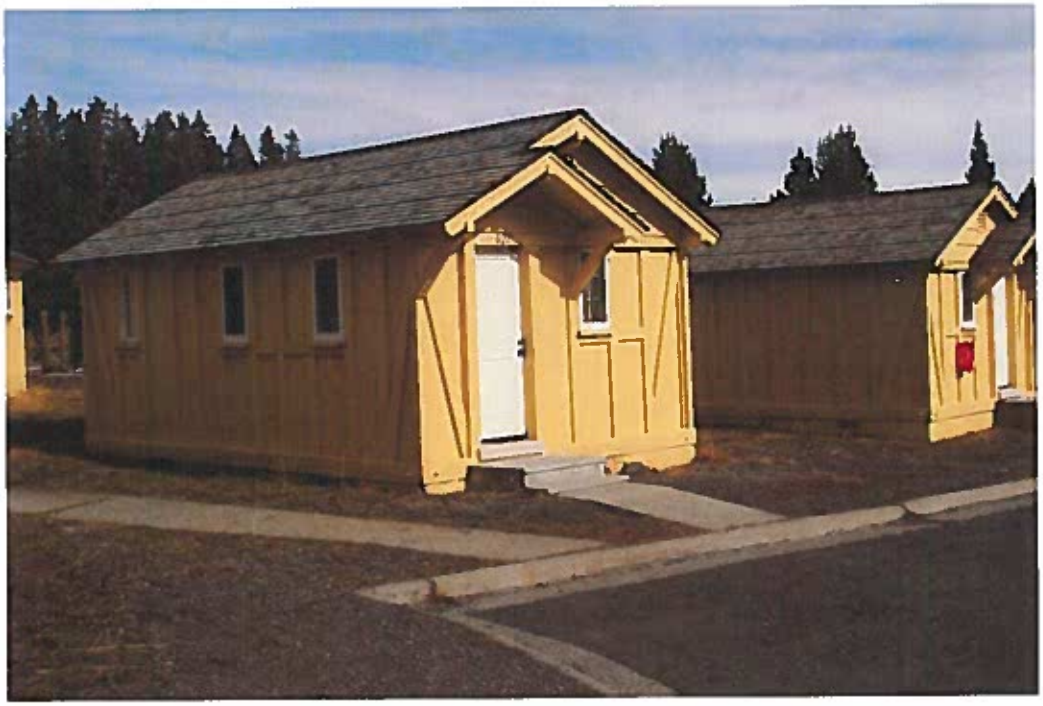


Figure 116: Looking northeast at a typical single cottage. Note the buildings are in good condition.

## Architectural Description

**Exterior:** The 34 duplex guest cabins are basically identical (Figure C78). They are all rectangular, one-story buildings with gable roofs constructed on poured concrete foundation walls. They have exposed timber frames with diagonal braces at the corners; walls are enclosed with plywood nailed to the interior of the frame. The front and rear gable peaks are finished with wood shingles or lap siding. The exterior walls are painted. The gable roofs are covered with wood shingles, doubled every sixth row, and have exposed rafter and purlin ends. The front and rear gabled ends each contain an entrance into one of the interior guest rooms. The entries are placed at the edge of the walls and have flush wood doors accessed via concrete stoops. The entrances are sheltered by small, gable-roofed overhangs that extend continuously from the main roof. The overhangs are supported by single diagonal brackets at the two corners. Single window openings are located in the wall to the left or right of the entry, and contain a six-light sliding wooden sash. Both side elevations contain six window openings with six-light sliding sashes.

**Interior:** The interiors of the single guest cabins contain a main room for living and sleeping with a separate bathroom in the rear corner. The ceiling is finished with painted sheetrock, while the walls have a stained wood wainscot with painted sheetrock above. The floors in the bedroom/living area are carpeted, and the room contains an electric recessed wall heater. The bathrooms have sheet vinyl on the floors and the walls and ceiling are painted sheetrock. The bathroom contains a toilet and shower. The door between the rooms is a two panel wood door. There is a sink and vanity built into the bedroom. Doors and windows throughout are trimmed with 1x2 painted boards, and the rooms have incandescent lighting. The original connecting door between each of the guest rooms has been eliminated for the bathrooms.

## Architectural Condition — Double Cottages

All of the cabins are in good condition. Most interior finishing materials have been replaced and the exteriors have been painted within the past five years.

A more detailed NPS Condition assessment was completed in October 2008 and should be referenced for specific items and the costs associated with the remedies.

Refer to the Structural, Mechanical and Electrical narratives for the condition of those systems.

Also refer to Figures 117 showing the existing floor plan of a double cottage and Figures 118 to 122 showing the condition. Detail photos in the Double Cottages show some of the condition problems typical of both types of cottages.

The original structures were built in 1950. There are two different types of cabins, a single cabin with one residence and a double cabin with two residences. The cabins have wood framed exterior walls which are 2x studs flat on the exterior face of plywood sheathing, a roof system that spans between exterior walls and a floor system with an interior beam bearing line. The cabins have a continuous exterior concrete foundation wall with footing, and isolated interior concrete footings to support the floor beam.

**INSPECTION**

Viewing the structure was limited due to finishes, however, it was possible to view the floor structure from the basement crawlspace. Additional information was gathered from the original building plans. Structural comments are mostly related to general maintenance issues, as the buildings are generally in good condition.

**ANALYSIS/ CONCLUSIONS**

The areas of concern with the cabins are general maintenance issues. The cabin structures are structurally adequate, and should remain so as long as they are properly maintained. The foundations are structurally adequate, but several need patching over cracks or a parge coating over the unconsolidated foundation wall that is exposed to the elements. There are several sill plates that have significant deterioration and need either replacement or weather protection. Several of the front concrete steps are cracking or spalling and need to be patched. Finally, there are several locations where the site grade needs to be altered to prevent water from flowing towards the buildings.

### HEATING AND VENTILATING SYSTEMS

The cabins, renovated within the last few years, consist of a sleeping room and bathroom. The units are heated with electric wall heaters located in the sleeping space. The fresh air is admitted in the space via operable windows. Bathroom exhaust is through a fan/light combination terminating to the outside through a sidewall jack. Overall, the mechanical systems appeared to meet current codes function properly. Items noted as deficient during the walk through include:

1. A few walk jacks loose.
2. Thermostats mounted too high in ADA units.

### PLUMBING SYSTEMS

The plumbing systems at the cabins consist of single bathroom with tank type water closet and tub/shower. The lavatory is located in the sleeping area adjacent to the bathroom. The hot water for the cabin is generated by an electric water heater. The domestic water distribution is PEX piping routed through the crawlspace of each cabin. The sanitary piping is Schedule 40 PVC. The water system does not include any backflow prevention. Items noted as deficient during the walk through include:

1. No backflow prevention on water service.
2. Relief valve does not discharge into same room as water heater is located.
3. Relief valve terminates into the crawlspace.
4. Relief valve discharge is not readily observable by building occupants.
5. No drain pan included.
6. Water heaters were not seismically restrained.
7. Some units did not have dielectric fittings or unions at water heater connections.
8. Numerous stains on carpet under lavatory indicated leakage in plumbing.
9. Numerous shower valve handles loose.
10. Few lavatory faucets loose.

### ELECTRICAL DISTRIBUTION

The cabins and their electrical distribution system underwent complete renovation in 2004. Several pad mount transformers and clusters of disconnect switches serve cabins in their immediate vicinity. Each cabin, both single and double, has an exterior mounted load center that delivers power. The distribution system appears to be in good condition. Receptacles are present in sufficient quantities and are conveniently located. Bathroom sink receptacles are of the GFCI type. No power deficiencies were seen.

### BUILDING LIGHTING

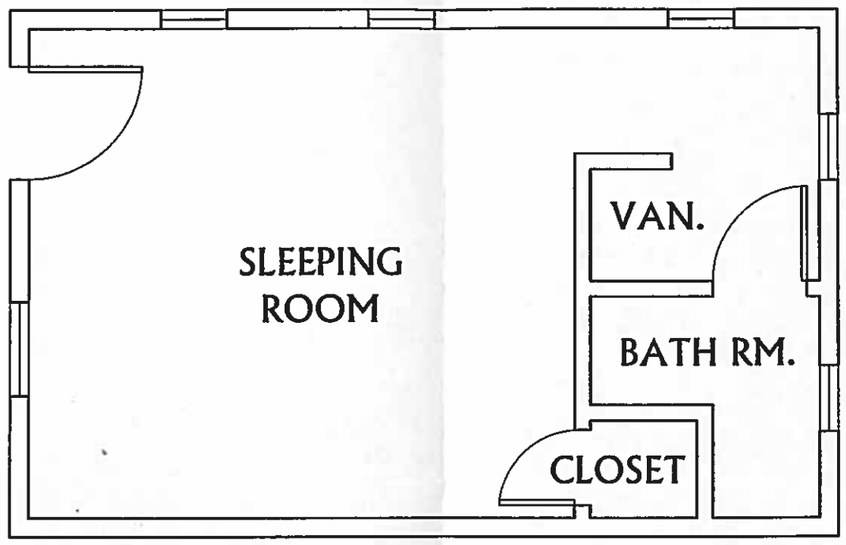
Lighting was also upgraded in 2004 and is in good condition, providing adequate levels of illumination and offering convenient control. The only lighting related deficiency seen involves the sleeping area wall scones in the accessible cabins; they are mounted less than 80 inches above finished floor and extend more than 4 inches from the wall. The fixtures should be raised to above 80 inches or replaced with new, ADA compliant fixtures—fixtures that protrude less than 4 inches from the wall.

### FIRE ALARM SYSTEM

Each cabin is protected with a single-station smoke alarm located in the sleeping area. Accessible cabins should have a visual notification appliance in the sleeping area and in the bathroom to alert hearing-impaired guests, but do not.

## Table 2 - LAKE HOTEL DOUBLE COTTAGES

| ROOM NUMBERS | HS-NUMBER | LCS ID | EXTERIOR CONDITION | INTERIOR CONDITION | REMARKS |
|---|---|---|---|---|---|
| Duplex Guest Cabin #505-506 | HS-7102 | 50698 | Good | Good | |
| Duplex Guest Cabin #512-513 | HS-7103 | 50699 | Good | Good | |
| Duplex Guest Cabin #556-557 | HS-7104 | 50700 | Good | Good | |
| Duplex Guest Cabin #547-548 | HS-7105 | 50701 | Good | Good | |
| Duplex Guest Cabin #507-508 | HS-7106 | 50702 | Good | Good | |
| Duplex Guest Cabin #514-515 | HS-7108 | 50704 | Good | Good | |
| Duplex Guest Cabin #600-601 | HS-7110 | 50705 | Good | Good | |
| Duplex Guest Cabin #604-605 | HS-7111 | 50706 | Good | Good | |
| Duplex Guest Cabin #629-630 | HS-7112 | 50707 | Good | Good | |
| Duplex Guest Cabin #645-646 | HS-7113 | 50708 | Good | Good | |
| Duplex Guest Cabin #647-648 | HS-7114 | 50709 | Good | Good | |
| Duplex Guest Cabin #633-634 | HS-7115 | 50710 | Good | Good | |
| Duplex Guest Cabin #637-638 | HS-7116 | 50711 | Good | Good | |
| Duplex Guest Cabin #639-640 | HS-7117 | 50712 | Good | Good | |
| Duplex Guest Cabin #642-643 | HS-7118 | 50713 | Good | Good | |
| Duplex Guest Cabin #602-603 | HS-7119 | 50714 | Good | Good | |
| Duplex Guest Cabin #610-611 | HS-7120 | 50715 | Good | Good | |
| Duplex Guest Cabin #532-533 | HS-7121 | 50716 | Good | Good | |
| Duplex Guest Cabin #541-542 | HS-7122 | 50717 | Good | Good | |
| Duplex Guest Cabin #536-537 | HS-7123 | 50718 | Good | Good | |
| Duplex Guest Cabin #521-522 | HS-7124 | 50719 | Good | Good | |
| Duplex Guest Cabin #519-520 | HS-7125 | 50720 | Good | Good | |
| Duplex Guest Cabin #526-527 | HS-7126 | 50721 | Good | Good | |
| Duplex Guest Cabin #538-539 | HS-7127 | 50722 | Good | Good | |
| Duplex Guest Cabin #500-501 | HS-7128 | 50723 | Good | Good | |
| Duplex Guest Cabin #545-546 | HS-7129 | 50724 | Good | Good | |
| Duplex Guest Cabin #550-551 | HS-7130 | 50725 | Good | Good | |
| Duplex Guest Cabin #627-628 | HS-7131 | 50726 | Good | Good | |
| Duplex Guest Cabin #554-555 | HS-7132 | 50727 | Good | Good | |
| Duplex Guest Cabin #619-620 | HS-7133 | 50728 | Good | Good | |
| Duplex Guest Cabin #615-616 | HS-7134 | 50729 | Good | Good | |
| Duplex Guest Cabin #617-618 | HS-7135 | 50730 | Good | Good | |
| Duplex Guest Cabin #623-624 | HS-7136 | 50731 | Good | Good | |
| Duplex Guest Cabin #528-529 | HS-7137 | 50732 | Good | Good | |




# FIGURE #115 LAKE HOTEL - EXISTING SINGLE COTTAGES HS-(SEE: PART 1C)

LAKE HOTEL - YELLOWSTONE NATIONAL PARK

1/4"= 1'-0"

**Double Cottages – Exterior Photo**



Figure 118: Looking southwest at a typical Double Cabin. The exterior materials are in good condition.



Figure 119: Looking east at a typical concrete stoop. Some of the stoops are in good condition and some have spalling concrete.



Figure 120 – Looking down at a typical door sill. Note the worn area of paint.

**Double Cottages - Interior Photos**



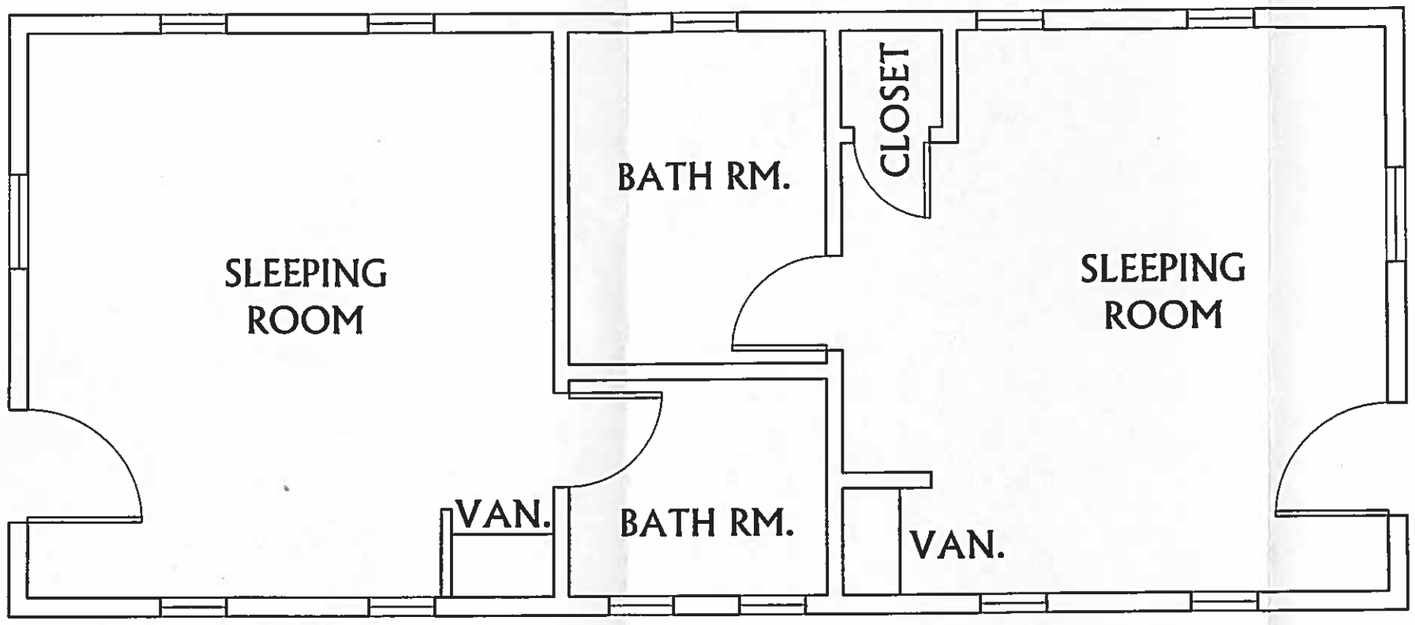
Figure 121 – Looking at a typical bedroom area. Note the wood wainscot and painted sheetrock walls and ceiling. The rooms are in good condition.



Figure 122 – Looking at a typical built-in sink and vanity in the rooms.



Figure 123 – Looking at a typical bathroom with shower and toilet. The bathrooms are in good condition.




# FIGURE #117

## LAKE HOTEL - EXISTING DOUBLE COTTAGES HS-(SEE: PART 1C)

LAKE HOTEL - YELLOWSTONE NATIONAL PARK

1/4"= 1'-0"

# Part 2. Treatment and Use

## 2.A Management Philosophy and Primary Treatment

The Lake Yellowstone Hotel and related buildings combine to establish an important historic district within the confines of Yellowstone National Park. The primary buildings are used to provide visitor lodging in the Lake area of the Park and the other buildings are used to support the primary buildings. The National Park Service and Xanterra Parks and Resorts, the concessionaire, propose to preserve and maintain the hotel and renovate the interior spaces to provide a new lodging experience compatible with the original character-defining features of the buildings, especially the Hotel. This report has identified the character-defining features of Lake Yellowstone Hotel and its associated cottages and support buildings. The level of treatment proposed for the Hotel is *preservation,* and the level of treatment proposed for the remaining buildings is *rehabilitation.*

Preservation treatments include preliminary measures to protect and stabilize a property, but generally focus on the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project. There are three types of preservation that can occur under the Secretary of the Interior's Standards and Guidelines for preservation. First, when the physical condition of character-defining materials and features requires additional work, repairing by stabilizing, consolidating and conserving is recommended. Preservation strives to retain existing materials and features while employing as few new materials as possible. All work should be physically and visually compatible, identifiable upon close inspection, and documented for future research. Second, when repair by stabilization, consolidation and conservation proves inadequate, the next level of intervention involves the limited replacement of extensively deteriorated or missing parts of features when there are surviving prototypes. The replacement material needs to match the old, both physically and visually, thus in-kind. Third, work may be required to improve energy efficiency and to address accessibility considerations and health and safety code considerations. Particular care must be taken not to obscure, damage, or destroy character-defining materials or features in the process of undertaking work to meet code and energy requirements.

Limited "rehabilitation," is proposed as a secondary level of treatment. Rehabilitation is defined as the act or process of making possible a compatible use for the property, or parts of a property, through repair, alterations, and additions, while preserving those portions or features which convey its historical, cultural or architectural values. With respect to the Lake Yellowstone Hotel complex, this level of treatment is proposed only for secondary interior spaces that have been inappropriately altered in the past and for noncontributing spaces within the buildings. The goal for rehabilitation of secondary spaces will be to make them more visually compatible with the architectural values of the original buildings.

In general, the new uses of the buildings will be compatible with the historical uses even though some of the rooms have been modified for modern conveniences, namely bathrooms added in the guest rooms. At this time the work proposed for the hotel will be the preservation of the main character-defining features on the interior and exterior of

the building. The main public spaces such as the lobby, lounge, dining room, and gift shop will have the existing materials refinished to bring back the character of the Colonial Revival style as designed by Robert Reamer. The modified guest rooms will be rehabilitated with materials that are compatible with the historical period. The rest of the buildings will be maintained as needed to protect their historic character.

### 2.B Requirements for Treatment

As a federally owned property, rehabilitation treatment undertaken at the Lake Yellowstone Hotel must comply with all applicable federal laws, regulations, and policies. Proposed treatments will be reviewed for consistency with the Yellowstone *General Management Plan (YGMP)*, the National Environmental Protection Act (NEPA), and Section 106 of the National Historic Preservation Act (NHPA). Work shall also comply with several National Park Service Director's Orders, including *Director's Order 28: Cultural Resource Management Guideline*, which includes guidelines for code-related matters including design compatibility, accessibility, safety and security and energy conservation; and *Director's Order 58: Structural Fire Management*, which sets forth "....the operational policies and procedures necessary to establish and implement structural fire management programs throughout the national park system." Also the complex should comply with the Uniform Federal Accessibility Standards (UFSA).

National Park Service policy requires that any rehabilitation treatment comply with appropriate general and State of Arizona building codes. The appropriate codes at this date are as follows:

2006 International Building Code
2006 International Existing Building Code
2006 International Electrical Code
2006 International Energy Conservation Code
2006 International Fire Code
2006 International Mechanical Code
2006 International Plumbing Code

At the time of this printing, the 2009 International Building Code is about to go into effect and the National Park Service will probably adopt them in the second quarter of this year.

Some code or legislative-driven treatments recommended in this report may result in adverse effects to the historic character-defining features of the contributing buildings. The impact of these treatments may be mitigated, however, by sensitive design that will result in improved life, health, and safety standards, while maximizing the preservation of the historic resource.

### 2.C Alternatives for Treatment

The following section of the report contains general and specific treatment recommendations. As stated above, the primary level of treatment proposed for contributing buildings is preservation; all original exterior materials in the building envelope (including fenestration), as well as elements that have been replaced in-kind, will be preserved. With regard to interior spaces, the level of preservation treatment may vary depending on whether the

space is considered primary, secondary, or noncontributing. For purposes of this report, *primary* spaces are defined as those designed for public access and that retain their original plan and volume, as well as wall, floor, and ceiling finishes. In the Hotel (HS-4300) primary spaces include all of the public rooms (i.e. lobby, sun room, dining room, gift shop and the main corridors) in the Old House wing including its outside terraces and porte-cochere. Specific treatment recommendations for primary interior spaces will include those that result in the maximum retention of historic fabric, while accommodating updates associated with some health and safety codes and with accessibility statutes. In addition, where sufficient documentation exists, some important small-scale architectural elements or furnishings may be restored in the primary public spaces.

Secondary spaces are defined as those originally designed for utilitarian purposes, i.e, spaces not generally seen by the public, and/or space that retains its original plan, but that has modern finishing materials. This also includes spaces that have been altered over the years to accommodate new uses or alteration of spaces. In the Hotel, secondary spaces include the kitchen, the employee dining room, the utility area in the basement, and the service yard to the north and east of the kitchen. In addition, this includes the corridors and rooms in the middle and east wings of the Hotel that were altered in the 1980's to put bathrooms in each of the rooms. The rooms maintain the basic floor plan and the windows and door openings have been retained.

Rehabilitation is appropriate within secondary interior space, stressing "additive" alterations, such as the addition of interior partition walls, rather than subtractive alterations, such as the removal of original architectural elements. Treatments should preserve historic fabric to the maximum extent possible, while upgrading systems and utilities. No attempt will be made to restore the original interior plan and furnishings, or to reconstruct missing architectural features. When possible, new finishing materials should approximate the appearance of the historic materials.

The building rehabilitation will adhere to the *Secretary of the Interior's Standards and Guidelines for Preservation and for Rehabilitation*. Specifically, the work will preserve the historical colonial revival character of the buildings. Specific treatment recommendations for each building and the site are as follows:

**Site**

- Provide a plan for re-grading the areas around all buildings to provide positive drainage away from the structures. This is especially required on the southeast end of the Hotel, the east side of the Annex, the south, east, and part of the north side of the Boiler Building and Winter Residence, and around various cabins.
- The fencing enclosing the maintenance yard between the Hotel and Boiler Building, along with the Winter Residence is in fair condition. arts of the fence need to be replaced and additional cleaning and painting is necessary. Reassess the open area to limit the visual view into the maintenance area from the north.
- The dock area on the north side of the Hotel that is used for laundry transfer should be screened with a fence or landscaping to separate the area from the entrances. Prepare a plan for this work.
- The asphalt driveway to the original entrance on the south side of the buildings is in need of patching or replacement, especially at the intersections of the loop road.

- Provide a plan for trimming or removal of trees that are affecting the buildings, using a professional arborist. This should identify standing dead trees, trees with broken branches, or trees or shrubs otherwise compromised that would have an impact on the buildings or pedestrians. These mainly occur around the Hotel, the Annex, and the cabin area. The park should develop a pruning and/or removal plan for this area that adheres to the basic principle that native vegetation should be disturbed as little as possible.

### Lake Hotel (HS-4300)

The hotel is in good condition and the work primarily includes maintenance, refinishing existing materials, and providing some structural work to the building for gravity and lateral stabilization. Specific recommendations are:

#### Hotel Exterior

- Maintain the exterior siding by preparing and repainting the areas of peeling paint. There is some wood siding base material on the south side of the Hotel that should be replaced in-kind. . The materials need to be scraped and sanded, a primer coat and two finish coats need to be applied.
- Various decorative elements, especially on the south side (i.e. columns, column capitals, eaves, triangular pediments, brackets, etc.) need to repainted. The materials need to be scraped and sanded, a primer coat and two finish coats need to be applied. Some wood will have to be repaired and replaced.
- The deteriorated and rotted wood column bases, especially on the main entrance need to be replaced in-kind or possibly replaced with a different material that will hold up to the weather. The air holes and weep holes in the columns need to be opened up to allow for better water drainage and to aid in drying out the wood columns. This work will be finished in the Summer of 2009.
- The deteriorating concrete bases of the columns need to be cut out and replaced with enough slope to properly drain the water. This work will be finished in the Summer of 2009.
- The deteriorated wood balusters, and balustrade need to be repaired and the rotted areas replaced, prepped, primed, and painted.
- The deteriorated concrete on the back dock areas, as well as the west portico, need to be replaced as they are becoming a hazard.
- The windows are in good to fair condition. All windows need to be restored to bring back their original integrity, and in some cases on the south side of the building, the windows will have to be replaced. In restoring the windows, the glass and glazing compound will have to be removed, all paint will be removed and any repairs will have to be completed to the wood. The wood windows will have to be rimed, reglazed, and a final two coats of paint applied to seal the windows. The windows will be reinstalled to fit into the openings and make for a tighter fit to cut down on the air filtration. There is a wide variety of hardware on the windows that should be replaced along with appropriated locks. A window-by-window survey will have to be completed to determine the extent of restoration or replacement.
- The concrete parging of the brick chimney on the exterior is coming off and should be removed and replaced to protect the integrity of the brick.
- The brick chimney needs to be anchored into the wall of the Hotel at the second and third floors, and at the roof line to stabilize the upper part of the chimney. Additional supports will have to be added to

support the upper part due to heavy snow loads. This is very important to maintain the integrity of the chimney.

- The wood shingle roof is still in good condition and should last at least another seven to ten years. At that time the roof needs to be sheathed with plywood and the roof tied to the walls to help with seismic stability.
- Several roof rafters are cracked and need to be replaced or sistered to maintain their load integrity.
- The concrete foundation is generally in good condition with the exception of the concrete around the EDR and maintenance section of the building. Also there are some shifted piers that need to be rebuilt. The masonry section of the foundation needs to be cleaned and repointed. See Appendix D for additional structural recommendations and analysis.
- The high grade around the east wing on the south and north sides needs to be pulled away and positive drainage established.
- Doors and hardware need some maintenance and repair.
- The reconstruction of the parking lot and walkways on north side, which is now completed, has improved that area and provided better access to the Hotel.

**Hotel Interior**

- In the attic the roof structure needs to be tied into the party walls of the rooms to so that they act as a shear wall. This needs to be continued down through the floors. This mainly occurs in the "Old House". Moment frames need to be added in the dining room and sun room spaces. See Appendix D for additional structural recommendations and analysis.
- The structural stabilization work that was done in the 1950's and 1980's appears to have kept the walls in the "Old House" from further settlement. The walls should be monitored to make sure that there are no problems. The floors in the corridors and rooms of the Old House and areas at the connection of the middle wing should be leveled as much as possible to provide safe surfaces for the guests. See Appendix D for additional structural recommendations and analysis.
- Continue to prep and paint the woodwork throughout the building. The areas of most concern appear in the rooms that need to be painted. This goes for the base trim, door and window surrounds, and interior of the windows. In the 1980's renovation of the Hotel, a wide variety of trim was used to finish the spaces, especially in the guest rooms and corridors. The original trim profiles will be used to replace this trim and paint accordingly. The windows should be painted with the exterior restoration.
- The wood floors throughout the lobby sun room areas are showing major wear. They should be replaced in the next remodel.
- The handrail on the main stair from the first floor to the second floor needs to be stripped down and refinished to bring back its integrity.
- The lobby, lounge, dining room, gift shop, and related public spaces need to be repainted to bring back the original character of the colonial revival architecture. Colors will have to be determined and used throughout to enhance the architecture. Preserve and maintain the columns, ceiling beams, windows and doors. See the historical photos and Appendix E, F, and G for design considerations.
- The fireplace should be cleaned out and a gas fireplace system added. Preserve and maintain the fireplace and adjacent water fountain.

- The deli area, phone area, and hallway need to be redesigned to bring back the colonial revival architecture. Most of this can be accomplished with trim and appropriate colors. This area should tie in with the lobby spaces. See Appendix E, F, and G for design considerations.
- There needs to be a ramp or lift in the deli area to access the elevator connector to the east wing rooms from the lobby. See Appendix E, F, and G for design considerations.
- Renovate guest rooms. See Appendix E, F, and G for design considerations.
    - Remove the wall covering materials and the sheetrock that was applied to the walls of the guest rooms and bathrooms in the 1980's renovation. All the plaster was removed from the walls and ceilings. Provide insulation, run new electrical systems, install new sheetrock, and tape and finish with appropriate colors. The colors will be selected from a palette of colors of the period which will help to tie the building to the 1903 Colonial Revival Period. It will not be possible to restore every aspect of the colonial revival period but the colors and trim will reflect the period and tie the building together that was approved as appropriate in the 1980's renovation.
    - To meet code, new electrical should be run through the ceilings to provide appropriate ceiling and wall fixtures in the rooms.
    - The ceiling will also have to be patched, repaired and painted for this work.
    - The hot water heating system should be analyzed to determine if there is a more appropriate fixture that doesn't take up the whole exterior wall.
    - The fixtures and tile in the bathrooms should be removed.
    - The plaster and sheetrock should be repaired, patched, or replaced to provide for painted surfaces.
    - An appropriate ceramic tile should be put on the floor and the walls of the bath/shower, and as a wainscot in the other areas.
    - New appropriate fixtures will have to be installed.
    - The fire sprinkler system heads should be replaced and hidden along with a plan for the revised areas of the spaces.
    - Preserve and maintain the corridors, existing door openings, and window openings.
- The fire and safety alarms should be upgraded throughout the building.
- The electrical and mechanical systems should be upgraded throughout the building as needed.

### Lake Hotel Maintenance Building (HS-4301)

#### Exterior

- The siding on the building will need to be replaced in-kind and/or repaired at some time, as it has various areas or deterioration. The building was painted but needs more preparation or replacement of materials in-kind to maintain its integrity.
- The grade around the north and east sides of the building needs to be pulled away providing positive drainage. The rotted wood should be replaced in-kind and painted.
- The doors, windows, and trim work need to be repaired, prepped, and painted.

**Interior**

- Plan for utilization of the building for additional office spaces and training rooms to help with overcrowding and provide better guest services within the Hotel. Many of the management offices would not be affected if moved to this building. This will require a compatible connector between the Hotel and the building. The connector would replace the fence between the two buildings, and with a good design, could clean up the entrance to the Hotel at this location.
- With multiple uses within the building, it will have to be upgraded to meet building and fire separation codes. The mechanical, electrical, and fire protection systems will have to be upgraded.
- The roof structure does not meet present seismic and load codes and will have to be upgraded. This will require additional structure for the trusses and connections from the roof to the walls.
- The roof material will have to be replaced in the next few years and the roof sheathing will have to be replaced to meet the seismic codes.
- The original rubble stone foundation wall that connects the original building to the Hotel will have to be upgraded to meet loading requirements. This will require some additional concrete foundation walls to be added and/or pointing of the stonework.

### Lake Hotel Annex (HS-4303)

- Maintain the exterior siding by preparing and repainting the areas of peeling paint. The materials need to be scraped and sanded, a primer coat applied, and then two finish coats. Most of the walls are in good condition but there is some peeling paint on the east wall.
- The wood exit stairs on the north and south ends of the building should be replaced with metal stairs that would withstand weather conditions.
- The rooms were remodeled in the 1980's with new bathrooms and refinishing of the surfaces. The rooms are generally in good condition and there are no recommendations. Some paint maintenance is recommended throughout where there is wear on the materials.
- The center foundation piers and beams in the crawlspace are not adequate for the load on the building and will have to be upgraded with additional piers and connections to the structure.
- Add permanent foundations to the beams in the crawlspace to provide a positive connection between the beams and post to the ground.
- Provide plywood sheathing on the roof structure at the time of roof replacement.
- Add sheathing to several interior walls to add lateral load support to the end walls.
- Upgrade roof and floor connections to the walls.

### Lake Hotel Storage Cellar (HS-4309)

- Preserve and maintain.

### Lake Hotel Pump House (HS-4310)

- Preserve and maintain
- Re-grade around the building to maintain positive drainage. This will require a swale out about 5 feet because the building sits down so low on the site.

### Lake Hotel Winter Residence (HS-4313)

- The building, especially the original section, is in fair to poor condition because of the rot in the roof structure, walls, and floor structure. Many of the exterior wall finishes are also rotted. The building sits down in the ground and there is no foundation. The 1950's addition has a concrete foundation but there is still rot in the roof and floor structure. There appears to be no way the building could be rehabilitated without taking the building apart and replacing most of the materials with new materials in-kind. It appears that only some of the materials on the 1950's addition could be saved but the roof structure and floor structure would need to be re-built.
- The recommendation is to remove this structure and replace it with a new structure that would be compatible with the other buildings in the historic district. The offices could be moved to the Hotel and the new building could be used primarily for the full-time winter keeper year around.

### Lake Hotel Housekeeping Cabin (HS-7071)

- Preserve and maintain.
- Refinish the door and sill.
- Check wood members in the dock that are rotted and replace in-kind.

### Single Cottages (See Table 1 for HS numbers)

- The cottage exteriors are in good condition, but some minor peeling of paint is present, and should be maintained.
- Some of the window sills and door thresholds have lost their paint and should be prepped, primed and repainted.
- The spalled concrete stoops should be replaced in-kind. There are several spalled stoops throughout the cabin area.
- The interiors of the cottages are in good condition with minor maintenance needed to refinish work areas on the walls and wood trim.
- Preserve and maintain.

### Double Cottages (See Table 2 for HS numbers)

- The cottage exteriors are in good condition, but some minor peeling of paint is present, and should be maintained.
- Some of the window sills and door thresholds have lost their paint and should be prepped, primed, and repainted.
- The spalled concrete stoops should be replaced in-kind. There are several spalled stoops throughout the cabin area.
- The interiors of the cottages are in good condition with minor maintenance needed to refinish work areas on the walls and wood trim.
- Preserve and maintain.

# APPENDIX A - BIBLIOGRAPHY

# Bibliography

## Archival Collections

Haynes Foundation Collection, Montana Historical Society, Helena, Montana.

Yellowstone National Park Archives, National Archives and Records Administration, Yellowstone Heritage and Research Center, Gardiner, Montana.

Yellowstone National Park Library, Yellowstone Heritage and Research Center, Gardiner, Montana.

Yellowstone National Park Archival Collections (photographic collections),Yellowstone Heritage and Research Center, Gardiner, Montana.

## Secondary Sources

Culpin, Mary Shivers, *"For the Benefit and Enjoyment of the People" A History of concession Development in Yellowstone National Park, 1872-1966*. Publication YCR-CR-2003-01, Yellowstone Center for Resources, Yellowstone National Park, Wyoming, 2003

Quinn, Ruth *Weaver of Dreams; The life and Architecture of Robert C. Reamer* Leslie & Ruth Quinn, publishers, Gardiner, Montana 2004.

Wheaton, Rodd and Mary Shivers, Culpin National Register Nomination for Lake Hotel, 1991, copy available from Wyoming State Historic Preservation Office, Cheyenne, Wyoming.

Wheaton, Rodd, National Historic Landmark Nomination, March 2009, to be submitted November, 2009 (see Appendix C for Nomination)

## Government Publications

Anderson, Captain George S. Report of the Acting Superintendent of Yellowstone National Park to the Secretary of the Interior, 1891. Washington, D.C.: government Printing Office, 1891.

# APPENDIX B - LIST OF FIGURES

## LIST OF FIGURES


**Figure 1:** View of the E. W. Waters house and boat docks on the north shore of Yellowstone Lake. Lake Hotel is visible behind the Waters buildings. (Courtesy Yellowstone National Park Photo Archives, YELL 122309)

**Figure 2:** Map of Lake Hotel Lease Site, 1924. The east wing and the new two-story dining room are shown in the hotel footprint, but the girls' dormitory had not been added to the map. File, "1924 Leases," Box C-34, NARA, Yellowstone.

**Figure 3:** 1933 Master Plan for the Lake Area. The hotel buildings are in the approximate center of the drawing, Lake Lodge and cabins are represented by the cluster to the northeast, government fish hatchery buildings are represented by the group of buildings to the northwest. Note that the hotel is accessed directly from a U-shaped drive that branches from the Grand Loop Road (Courtesy Yellowstone National Park Archives).

**Figure 4:** August, 1958 aerial view of Lake Hotel and cottages. Note the two groups of cottages, one east and one west of the hotel. (Courtesy Yellowstone National Park Photo Archives, YELL. 27097)

**Figure 5:** Lake Hotel, soon after completion, about 1891. (Courtesy Yellowstone National Park, Photo Archives, YELL. 128122)

**Figure 6:** Lobby of Lake Hotel, prior to 1903. (Courtesy Yellowstone National Park, Photo Archives, YELL.30204)

**Figure 7:** Front (south elevation) of Lake Hotel after completion of Reamer's first 1903/1904 addition/alteration. (Courtesy Yellowstone National Park, Photo Archives, YELL. 30203)

**Figure 8:** Rear or north wing of Reamer's first addition/alteration to Lake Hotel. The north wing was removed in 1940. (Courtesy Yellowstone National Park, Photo Archives, YELL. 30201)

**Figure 9:** South elevation of Lake Hotel; 1910 extension to the dining room is visible through trees at left of photo. (Courtesy Yellowstone National Park, Photo Archives, YELL. 23878)

**Figure 10:** Detail of the original porte-cochere, completed in 1920, (Courtesy Yellowstone National Park, Photo Archives, YELL.30213)

**Figure 11:** The annex or east wing under construction, about 1923. Note that the Waters house and boat docks were still standing when the YPHC began construction on the east wing. (Courtesy Yellowstone National Park, Photo Archives, YELL.24063

**Figure 12:** Photograph showing the lounge addition, the enclosed central portico, and the new porte-cochere nearing completion. (Courtesy Yellowstone National Park, Photo Archives, YELL.30214)

**Figure 13:** Photograph of the grounds in front of Lake Hotel after completion of Reamer's 1928 additions. (Courtesy Yellowstone National Park, Photo Archives, YELL 133568)

**Figure 14:** Photograph of the refinished lobby and staircase after completion of Reamer's 1928 alterations. (Courtesy Yellowstone National Park, Photo Archives, YELL 133574)

**Figure 15:** Photograph of the interior of the new lounge. (Courtesy Yellowstone National Park, Photo Archives, YELL 133451

**Figure 16:** Lake Hotel, 1891-1903 Footprint

**Figure 17:** Lake Hotel, 1924 Footprint

**Figure 18:** Lake Hotel, 1928 Footprint

**Figure 19:** Lake Hotel, 1940 footprint

**Figure 20.** Lake Hotel current (2007) footprint.

**Figure 21:** Rear of maintenance building in 1929. (Photo No. H-29153, Box 135, Haynes Foundation Collection, Montana Historical Society)

**Figure 22:** Interior of the Lake Hotel maintenance building, 1971.(Courtesy Yellowstone National Park, Photo Archives YELL 30129-2)

**Figure 23:** Chronology of Development for Lake Hotel Maintenance Building – First Floor (HS-4301)

**Figure 24:** Chronology of Development for Lake Hotel Annex Building – First Floor (HS-4303)

**Figure 25.** Chronology of Development for Lake Hotel Annex Building – 2nd Floor (HS-4303)

**Figure 26:** West and south walls of the winter residence. (Courtesy Yellowstone National Park, Photo Archives, YELL.30093)

**Figure 26A:** Chronology of Lake Hotel - Winter Residence

**Figure 27:** Photo of a single cottage at Lake Hotel, dated October 14, 1951. (Courtesy Yellowstone National Park, Photo Archives, YELL. 30125)

**Figure 28:** Lake Hotel Cottages, 1952. (Photo No. H-52250, Haynes Foundation Collection, Montana Historical Society)

**Figure 29:** Original and current floor plans for single cottages HS-(See: Part 1C)

**Figure 30:** Original and current floor plans for double cottages HS-(See: Part 1C)

**Figure 31:** Existing Conditions Lake Hotel Site
**Figure 32:** Lake Hotel First Floor- Existing Lobby, Dining Room, Lounge, & Gift Shop
**Figure 33:** Lake Hotel – First Floor Existing Offices & Rooms
**Figure 34:** Lake Hotel – Second Floor Existing "Old House" Rooms
**Figure 35:** Lake Hotel – Second Floor Existing East Wing Rooms
**Figure 36:** Lake Hotel – Third Floor Existing "Old House" Rooms
**Figure 37:** Lake Hotel – Third Floor Existing East Wing Rooms
**Figure 38:** Lake Hotel – Fourth Floor Existing East Wing Rooms
**Figure 39:** Looking northeast at the original entrance to the Hotel. The architectural and historical integrity of the building has been maintained and most of the materials are in good condition.
**Figure 40:** Looking north at the east portico of the original building. The columns are generally in good condition.
**Figure 41:** Looking north at the triangular pediment and segmental arched window of the portico. Note the peeling paint at the base of the pediment.
**Figure 42:** Looking north at the windows on the three floors of the south side of the Hotel. Note the peeling paint where there is a lot of moisture in the walls.
**Figure 43:** Looking north at a typical square column on the vehicle portico. Note the deteriorated concrete base and there is some rot in the wood base.
**Figure 44:** Looking north at the main entrance portico. These columns are rotting at the base and in the vertical areas below the flat roof. Water seems to pour off the roof into these columns.
**Figure 45:** Looking north at the base of one of the entrance columns. Note the spalling concrete base and rotted wood column base.
**Figure 46:** Looking north at one of the entrances to the main lobby. The doors and windows are in good condition.
**Figure 47:** Looking north at the columns and the eave of the flat roof over the main entrance. Note the rotted wood on the eave and column.
**Figure 48:** Looking north at the Sun Room exterior. There is some minor window sill deterioration but most of the wing is in good condition.
**Figure 49:** Looking north at typical windows of the dining room on the main floor and room windows above. Most of the windows are in good condition, with the exception of some air infiltration, especially around the upper windows.
**Figure 50:** Looking north at the deteriorated concrete steps to the west portico.
**Figure 51:** Looking south at one of the deteriorated wood piers on the end of the balusters on the west portico.
**Figure 52:** Looking north at the deteriorating concrete base of the portico.
**Figure 53:** Looking north at the dining room addition. The materials are in good condition.
**Figure 54:** Looking northeast at the Hotel. The materials, with the exception of the some lower wood elements, are in good condition.
**Figure 55:** Looking west at the EDR and maintenance section of the Hotel.
**Figure 56:** Looking south at the metal exit stair from the "Old House" rooms. The stair is in good condition.
**Figure 57:** Looking south at the brick chimney on the Hotel. The upper part of the chimney is not tied into the building.
**Figure 58:** Looking south at the main rear entrance to the Hotel from the main parking lot. The concrete areas are being replaced at this time.
**Figure 59:** Looking south at the dock and garbage areas on the back of the building. These areas are very utilitarian and are not screened properly for the main rear entrances to the building.
**Figure 60:** Looking south at the handicap ramp and the entrance to the elevator lobby between the "Old House" and the east wing addition. This area appears to work well. With the parking lot work that is currently taking place, there will be better access from the parking spaces.
**Figure 61:** Looking east along the south facade of the east wing. Note the poor grade along the base that is above the wood base. Other than minor peeling paint, the materials are in good condition.
**Figure 62:** Looking north at the south wall of the east wing. Note the peeling paint in various locations on the wall.
**Figure 63:** Looking north at the east portico on the east wing. The base and columns are generally in good condition with some minor rot in the base wood.
**Figure 64:** Looking north at a typical wood double-hung window with screen on the east wing. These windows are generally in good condition.
**Figure 65:** Looking southwest at lobby interior near the main entrance from the south. Most of the original architectural integrity is intact.

**Figure 66:** Looking southeast at the registration desk. The desk does not coordinate with the architecture of the Lobby.
**Figure 67:** Looking north at the main stairway from the lobby to the upper floors. The handrail is worn and has lost its finish.
**Figure 68:** Looking northeast at the Bachelor Tile fireplace. The tile work is in good condition, however the fireplace is not functional because of the infill of brick in the chimney.
**Figure 69:** Looking south at the lounge area. The materials are in good condition and have been well maintained.
**Figure 70:** Looking west at the dining room. This section of the building is in good condition with the exception of some gravity loaded walls in the rooms above.
**Figure 71:** Looking south at the entrance of the gift shop from inside the gift shop. All of the doors and woodwork are in good condition.
**Figure 72:** Looking east at the stairs between the lobby areas and the rooms on the east wing. The wing is partially accessible from the exterior through the elevator lobby.
**Figure 73:** Looking south at a typical wood paneled door and trim in the corridor of the middle section of rooms.
**Figure 74:** Looking west at a typical room in the middle section. Note the wall coverings along with the curtains and beds.
**Figure 75:** Looking northeast at a typical room interior with main entrance door and entry to the bath area.
**Figure 76:** Looking east at the sink area of the bathroom that is open to the room.
**Figure 77:** Looking east at the bath and toilet area of the bathroom. These fixtures appear to be in good condition.
**Figure 78:** Looking west at the main corridor in the east wing. Note the recesses created by using part of the corridor for bathroom additions to the Hotel in this area. The materials are in good condition.
**Figure 79:** Looking southwest at a typical doorway in the east wing of rooms.
**Figure 80:** Looking west at a typical room and its 1986 materials.
**Figure 81:** Looking east at a typical bathroom in the east wing of rooms. The sink area is part of the overall bathroom in this case.
**Figure 82:** Looking southwest at a typical wood paneled door and trim in the "Old House" of the Hotel. Note the original woodwork without the transom above.
**Figure 83:** Looking north at a typical room interior. The floors in many of these rooms have settled along the walls from the original construction.
**Figure 84:** Looking east at a typical bathroom area that is similar to the other wings of the Hotel.
**Figure 85:** Existing Maintenance /Boiler Building HS-4301
**Figure 86:** Looking west at the end of the building at the parking lot. There are some grade problems in this area causing problems with wood base.
**Figure 87:** Looking south at the ramp into the boiler room. The doors on this side are work and there is some damage.
**Figure 88:** Looking southwest at the north wing of the boiler building. Most of the materials are in good condition. The windows have been covered over for the winter.
**Figure 89:** Looking southeast at the boiler building and the pedestrian entrance. The door is worn and needs some maintenance.
**Figure 90:** Looking east at the boiler building and the metal stack.
**Figure 91:** Looking west at the boilers in the west half of the building.
**Figure 92:** Looking east at the shop area in the original building.
**Figure 93:** Looking west up at the wood trusses in the original boiler building. They appear to be in good condition and are adequate to support the snow load.
**Figure 94:** Looking southwest at the stone foundation in the original boiler building. This wall drops down to the south and enters a tunnel for the steam lines to the Hotel. The wall appears to be in good condition and has been supported in some areas with concrete.
**Figure 95:** Lake Hotel- Existing Annex first and second Floor Plans HS-4303
**Figure 96:** Looking east at the main entrance to the building. The materials are in good condition with some minor wear.
**Figure 97:** Looking west at the main entrance lobby floor of the Annex. These areas are in good condition.
**Figure 98:** Looking east at the stair to the second floor of the Annex. Most of the wall materials, windows, and trim are in good condition.
**Figure 99:** Looking east at a typical bedroom in the Annex. The rooms are in very good condition.
**Figure 100:** Looking south at a typical bathroom in the Annex. Note the fiberglass shower and tub combination.
**Figure 101:** Looking northwest at the Pump House. Note the high grade around the base.

**Figure 102:** Looking east at the Pump House.
**Figure 103:** Residence Floor Plan
**Figure 104:** Looking east at the residence. The building is in fair condition with some rotted base materials. It will have to be assessed from the inside.
**Figure 105:** Looking east the building in the back yard area. Note the damaged siding at the base.
**Figure 106:** Looking north at the entrance door. Note damaged siding and wear around the door.
**Figure 107:** Looking southeast at the residence. The grade around the building on the north and east sides is poor causing water penetration into the base of the building.
**Figure 108:** Looking west at the entrance on the east side. Note the grade slope to the door and the high grade around the building.
**Figure 109:** Looking west at the rafter tips on the north side of the Residence. Many of the rafters are rotted and paint is peeling.
**Figure 110:** Looking south at the main living area. Note the fiberboard ceiling and walls with wood battens covering the joints. Some of the finishes are in good condition.
**Figure 111:** Looking down at the floor structure sitting on grade. Most of the timber that can be seen is rotting.
**Figure 112:** Looking east at the attic space. Note the insulation with a stovepipe going to the roof.
**Figure 113:** Looking east at the partial foundation on the addition. Note the rotted floor joists and wood sheathing.
**Figure 114:** Looking northeast at the Housekeeping Cabin. Generally, the building is in good condition.
**Figure 115:** Existing Single Cottages
**Figure 116:** Looking northeast at a typical single cottage. Note the buildings are in good condition.
**Figure 117:** Double Cabin Floor Plan
**Figure 118:** Looking southwest at a typical Double Cabin. The exterior materials are in good condition.
**Figure 119:** Looking east at a typical concrete stoop. Some of the stoops are in good condition and some have spalling concrete.
**Figure 120:** Looking down at a typical door sill. Note the worn area of paint.
**Figure 121:** Looking at a typical bedroom area. Note the wood wainscot and painted sheetrock walls and ceiling. The rooms are in good condition.
**Figure 122:** Looking at a typical built-in sink and vanity in the rooms.
**Figure 123:** Looking at a typical bathroom with shower and toilet. The bathrooms are in good condition.

# APPENDIX C - NATIONAL HISTORIC LANDMARK NOMINATION

## 1. NAME OF PROPERTY

Historic Name: **Lake Hotel**

Other Name/Site Number: **Lake Yellowstone Hotel; The Yellowstone Lake Hotel; Lake Colonial Hotel; Lake Hotel site number 48YE676; Lake Historic District DOE site number 48YE852**

## 2. LOCATION

Street & Number: **Southeast Grand Loop Road south of the East Entrance Road intersection**

Not for publication: **N/A**

City/Town: **N/A** Vicinity: **Yellowstone National Park, Lake and Fishing Bridge Areas**

State: **Wyoming** County: **Teton** Code: **039** Zip Code: **82190**

## 3. CLASSIFICATION

| Ownership of Property | | Category of Property | |
|---|---|---|---|
| Private: | ___ | Building(s): | X |
| Public-Local: | ___ | District: | |
| Public-State: | ___ | Site: | |
| Public-Federal: | X | Structure: | |
| | | Object: | |

Number of Resources within Property

| Contributing | Noncontributing | |
|---|---|---|
| 1 | ___ | buildings |
| ___ | ___ | sites |
| ___ | ___ | structures |
| ___ | ___ | objects |
| 1 | ___ | Total |

Number of Contributing Resources Previously Listed in the National Register: **1**

Name of Related Multiple Property Listing: **Lake Historic District DOE (1994)**

## 4. STATE/FEDERAL AGENCY CERTIFICATION

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this ____ nomination ____ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ____ meets ____ does not meet the National Register Criteria.

_____ _____
Signature of Certifying Official Date

_____
State or Federal Agency and Bureau

In my opinion, the property ____ meets ____ does not meet the National Register criteria.

_____ _____
Signature of Commenting or Other Official Date

_____
State or Federal Agency and Bureau

## 5. NATIONAL PARK SERVICE CERTIFICATION

I hereby certify that this property is:

___ Entered in the National Register
___ Determined eligible for the National Register
___ Determined not eligible for the National Register
___ Removed from the National Register
___ Other (explain):

_____ _____
Signature of Keeper Date of Action

## 6. FUNCTION OR USE

Historic: **DOMESTIC** Sub: **Hotel**

Current: **DOMESTIC** Sub: **Hotel**

## 7. DESCRIPTION

Architectural Classification: **LATE 19th AND 20th CENTURY REVIVALS; Colonial Revival**

Materials:

Foundation: **Stone masonry and concrete**
Walls: **Wood, weatherboard**
Roof: **Wood, shingle**
Other: **Brick, chimney; wood, decorative elements**

### *Building Type*

Lake Hotel is representative of a large resort hotel originally built in Yellowstone National Park between 1889 and 1891. It was subsequently completely remodeled into a Colonial Revival style hotel with neoclassical details 1903-1904 with later additions through 1928. The style is emphasized by yellow painted weatherboarding and white painted trim and detail including three Ionic porticoes and one Tuscan portico. The 158-room hotel, the oldest in the park, continues to be used seasonally as part of the chain of Yellowstone National Park hotels and lodges connected by the Grand Loop Road and managed through a concession contract for the National Park Service.

### *Setting*

Sited on a bench approximately 20 feet above the north shore of Lake Yellowstone at an elevation of 7757 feet, Lake Hotel faces south with a view across the lake to the Continental Divide and the Absaroka Range of mountains. The site rises gently to the north. A dock on the lake originally accommodated boat service from the West Thumb area on the southwest shore until the Grand Loop Road was completed. Presently, the long south façade of the hotel is separated from the lake by a section of the historic alignment of the Grand Loop Road that was laid out along the lake shore connecting to the Fishing Bridge Area of the park and the East Entrance Road. A curved driveway rises north from the historic road alignment and connects through the porte cochere to the hotel entrance. The area between the historic road and the south façade of the hotel is sandy and very sparsely landscaped with minimal undergrowth vegetation and scattered pine trees that extend around the south-projecting, one-story solarium wing. To the west of the dining room wing of the hotel is a creek ravine. On the ravine is a Storage Cellar (HS-4309). To the northeast, at the rear of the hotel, are an irregularly shaped kitchen wing and a

short wing that contains the hotel's gift shop at the first floor. Originally, a large guest room wing extended north from the northeast corner of the 1903-1904 wing, until it was razed in 1940. Adjacent to the rear, north elevation of the hotel is a service area that includes a Maintenance Building (HS-4301), formerly a boiler building; and, a Winter Residence (HS-4313)on the west side of a large horseshoe-shaped guest parking area. On the east side of the parking area, extending northeast, is a detached hotel Annex Building (HS-4303), formerly a dormitory that now provides additional guest rooms. To the north a pair of driveways connects the parking area to an east/west service roadway; west of the driveways is a modern style post office building. To the east of the driveways is a large guest cabin complex (HS-760-7112) that extends northeast following the curve of the roadway that leads to the Rustic style Lake Lodge area. This service roadway connects to the historic alignment of the Grand Loop Road at the west end of the hotel and to the 1970 interchange on the Grand Loop Road bypass located further west. Between the annex and around the flat roofed east wing, which slightly angles to the southeast, is a stand of pine trees that merges into the south landscape of the hotel.

***General Characteristics***

*Overall Plan*

Lake Hotel is an approximately 700-foot long structure that is lineally planned with guest rooms flanking a central corridor on the upper floors. Opening from a south *porte coche* entrance are large public spaces, a west Dining Room, a central lobby and registration area, and a south projecting solarium with a semi-decagonal end. East of the public rooms the first floor retains the configuration of the upper floors. The 1922 east wing completed in 1923 is similar though it slightly angles to the southeast supposedly to accommodate a rock outcropping encountered during construction. Between the 1903-1904 wing attached to the original 1889-1891 structure and the 1922 east wing are elevator lobbies at each floor. An irregularly shaped kitchen wing extends north from the dining room and a gift shop wing extends north from the lobby.

*Number of Stories*

The dining room wing at the west end is two stories and is designed as a large semi-octagonal structure with projecting bay windows on each end elevation. The 1889-1891 hotel and its 1903-1904 wing typically are three and one-half stories. A four-story elevator lobby structure transitions into the 1922 east wing that is variously four and three stories high at the east end accommodating and east rock outcropping encountered during construction that necessitated angling the wing to the southeast.

At the rear, north elevation is a large two-and-a-half-story kitchen wing that steps down the slope. Initially constructed in 1889-1891, the one-and-a-half-story kitchen was significantly enlarged over the years starting when the dining room was lengthened. The two-and-a-half-story west elevation of the kitchen is stepped and is connected to a two-story employee's dining room structure located on the north end of the wing. Extending north from the lobby is a three-story tower once having communal guest bathrooms at each upper floor above a larger gift shop space and the first floor level.

*Number of Bays*

The original 1889-1891 hotel structure is thirteen bays long; the 1903-1904 wing is fourteen bays including two bays of oculus windows. Projecting to the south is the semi-decagonal ended solarium wing that has three bays on the east and two on the west. Each of the five end elevations has a single bay. Connected to the earlier structures by the elevator lobby structure, which is fully glazed with five ganged windows on each level, the 1922 east wing has twenty-five bays with large guest room windows alternating with smaller bathroom openings. Three bays are on the east elevation of the east wing while the north elevation of the east wing somewhat mirrors the south façade. It has twenty-four bays that terminate in a bay of paired window openings at each floor. The elevator lobby structure has two bays of tripartite windows at the upper floors.

At the rear, north elevation, slightly projecting from the 1922 east wing construction, is a shallow gabled pavilion that is a remnant of the demolished 1903-1904 north wing. The gabled pavilion has three bays with a single bay within the gable end. Continuing west there are eleven bays on the 1903-1904 wing somewhat irregularly spaced along the second and third floors. At the first floor are two doorways and fewer windows, though they are aligned with the above windows. Under the eaves, ganged windows light the attic. The rear elevation of the original 1889-1891 hotel structure has nine bays towards the west and one and two bays above the eastern lobby entrance structure. The nine bays are grouped in threes and a single third floor window is located in the west end bay. Three third floor openings are located on the west end of the original 1889-1891 hotel structure.

Four north bays are located at the second floor level of the semi-octagonal dining room wing and at the first floor is one bay. The west elevation has a single bay on each of the three elevations; the south façade has three bays. A southeast angled wall of the dining room of the wider dining room addition, connects it to the original structure and has a single bay.

The north gift shop wing near the north lobby entrance contains two bays on the east elevation and three bays on west elevation at the second and third floors. The first floor of the wing is expanded and has bays on the side elevations and five pairs of ganged windows forming a semi-hexagonal bay on the north elevation. The bay is flanked by a single and a double window opening. The tower above at the second and third floors that once contained communal guest bathrooms has three bays on the west elevation and one bay on the east elevation; the north elevation has no fenestration.

The kitchen wing has nine bays on the west elevation which has six lower level bays that extend onto the Employees Dining Room that has north bays and four east bays. The original one-and-one-half-story kitchen structure has three clerestory bays on the west and four on the east; below are two bays. A one-story service structure extends east and has randomly placed openings and a loading dock.

*Construction Materials and Structure*

Lake Hotel is a wooden frame building set on an 1889-1891 stuccoed stone masonry foundation and concrete foundations. The wood frame has diagonal sheathing and is clad with horizontal beveled weatherboarding with an approximate four-inch exposure, painted yellow. Above the foundations, the weatherboarding is set on skirt boarding. There are no corner boards.

*Roof Shape*

The original 1889-1891 hotel structure has a gabled roof, though the north elevation at the west end is hipped. The east ridge of the gabled 1903-1904 addition is set lower than the earlier ridge. Wood shingles, doubled every seventh course to form a strong horizontal shadow line, cover the gabled roofs. The elevator lobby and the east wing are flat roofed extending from the east gabled roof slope. Above the elevator lobby is a flat roofed elevator penthouse. A fragment of an east gable remains masked by the later construction. At the façade, the projecting Solarium wing has a flat roof as does the porte cochere. To the west, the dining room wing has a flat roof. The rear kitchen wing is flat roofed with a shed roof over the east loading dock area. A gabled roof is on the north tower the flat roofed gift shop structure.

***Specific Features***

*Porches*

The façade is characterized by neoclassical Colonial Revival style detailing painted white. Three, three-story, tetrastyle Scamozzi Ionic porticoes with equilateral triangular pediments dominate the south façade and have defined the style of the hotel since 1903-1904. The column shafts are fluted and each is set on double torus bases on wooden plinths; the east portico has concrete pedestals below the plinths. There are no wall pilasters. Each portico has a full entablature patterned after the Erechtheion in Athens, Greece, that also extends up the rakes of the pediments. The tympanums are weatherboard centered with a lunette window that has rchitrave trim with tall a capped voussoir at the apex. The trim of each lunette, received on a projecting sill, holds an eight-section fanlight sash.

The entablature soffits are paneled and the portico ceilings have exposed beams corresponding to the columns; crown moldings define coffers at the bead board ceilings. The western two porticoes are extensions of façade pavilions that were part of the original 1889-1891 hotel; the identical eastern portico was built with the 1903-1904 wing. The west portico retains the original splay of the bottom weatherboard courses of the 1889-1891 pavilion construction, which was retained in the 1903-1904 remodeling.

A three-story, half-round portico projects from the center of the 1922 east wing at its central lobby. It has a two-step concrete stylobate. Two fluted round Tuscan style columns are set on the outer edge flanked by fluted pilasters at the wall. The soffit is plain and an ogee molding edges the flush board ceiling. A full entablature extends around the portico masking the flat roof.

The porte cochere extends from the south façade between the eastern and central porticoes. It is connected to the central portico by a roof extension of the rear bay that shelters an east entrance opening into the lobby addition set behind the central portico columns. The flat roofed, one-story lobby addition has a full entablature, the cornice of which is engaged with the column shafts. The porte cochere is two bays deep, one accommodating the drive-through and one accommodating pedestrians entering the hotel via the east doorway. The south façade of the porte cochere has six bays. Seven paneled square Tuscan style columns with necking and echinus caps and double torus bases are set on stepped wooden plinths and concrete pedestals. The columns extend to a full entablature. Beams extend north-south from each column to wall pilasters at the hotel wall below a beam. The columns support the flat roof system and a bead-

board ceiling where a stepped architrave forms coffers. At grade, brick herringbone paving is set within concrete curbing that relates to the structural pattern and edges the walkways and forms two steps to the drive-through where the south columns are set on an island.

At the north elevation, which was originally very utilitarian with minimal architectural detailing, two Post-Modern style, one-story porticoes were added in 1986-1987 to enhance the rear entrances from the north parking area. A smaller portico provides a sheltered entrance into the elevator lobby between the 1903-1904 wing and the 1922 east wing. The larger portico is located at the north entrance into the lobby. Each portico has a pair of paneled square columns and similar wall pilasters that support a deep entablature. The open gable ends are equilateral with radiating mullions above a lunette transom suggesting a fan light. Two 1979 steel framed fire escape towers, with concrete and steel steps and pipe railings, on the north elevation provide for fire exits from the upper floor of the dining room wing and from the upper floors of the original hotel structure. A similar fire escape tower is located at the east end of the 1922 east wing. A wooden stair is located on the north end of the kitchen wing providing egress from the employee dining room.

At the south elevator lobby entrance a one-story loggia style porch infills the setback space between the 1903-1904 wing and the east wing. The porch has two square-section columns and wall pilasters which are flush with the architrave of the entablature. The floor is concrete and the ceiling is bead board. A modern accessible ramp is located behind the east Ionic portico and leads up to the elevator lobby porch. A similar ramp is located at the north porch entry into the elevator lobby. The south concrete steps leading up to the loggia of the elevator lobby doorway are edged in wooden railings with closely spaced vertical, square section balusters. A metal handrail is mounted on the inside of the railing sections defined by square section newels that are flush with the top rail. This design is repeated at a ramp from the east Ionic portico to the porte cochere and at the angled concrete stoop, set into the curve of the entrance driveway, at the south entrance of the central Ionic portico. The railing sections extend between the central east column across the intercolumniation and down the two steps to the driveway. Opposite, the railings extend from the south solarium wall to the steps.

*Window sand Doors*

Windows, wooden frame screens, and doors are painted black throughout the structure. Typically the south façade has double-hung window openings with architrave trim received onto projecting sills carried on a scotia and plain aprons. Sash are eighteen over eighteen lights. The heads of the third floor windows of the 1889-1991 structure and the 1903-1904 wing extend to the architrave of the entablature below the roof eaves. Second floor south window heads have an ogee bed molding, a small fascia and small ogee crown molding forming a hood with a drip cap. First floor windows, outside of the porte cochere have a decorative hood at the heads consisting of a dentil course below an ogee bed molding and a projecting fascia with a large ogee crown molding supporting a large canted cap. Under the porte cochere the first floor windows have no hoods and most have one-over-one-light sash.. Within the bay system, two tiers of small oval oculus windows light interior bathrooms between the central and east Ionic porticoes. Behind the porte cochere, the oculus window is offset one bay. Each window has ten-light radial sash and architrave trim with an exaggerated capped voussoir at the top and bottom and at each side.

The west dining room wing has large first floor window units on the south façade where they

extend behind the west Ionic portico and onto the south façade between the portico and the solarium wing. Trim is typically a flat board with a fillet and top drip cap; sills project without aprons. Each window unit typically consists of a large central section with operable leaded glass casement sash sidelights set below a leaded glass transom with a single opening over the sidelights and three openings over the central section. The sidelight and transom leaded glass inserts form nine-light sash in each transom and 24-light casements. Smaller versions without sidelights are on the angled southeast wall, connecting to the west portico and in one opening behind the portico. Two full openings with sidelights are located on the wall east of the west Ionic portico; the eastern one that lights the bar area is a restoration, without leaded glass inserts. Wide mullions and a transom bars divide the window units. Similar windows infill the projecting bay windows of the three elevations of the west end of the dining room. The sidelights and transoms have leaded glass inserts forming nine-light sash in each transom and 24-light casements. The bays are cantilevered at floor level. Each bay window has a projecting roof structure set on an entablature.

One large window unit is located on the north elevation of the dining room wing behind a steel fire stair tower that provides egress from a doorway at the second floor level. All the second floor windows of the dining room wing are pairs of single-light, double hung window openings lighting the guest rooms. These alternate with single openings lighting bathrooms. The windows have architrave trim that extends around the openings including the apron under projecting sills. Drip molds are at the heads and all the sash are double hung. The dining room extends behind the west Ionic portico where there is a central bay with a central single door that is fully glazed. It is set into the opening below a single transom and within sidelights that are set on paneled kick plates. The doorway opens onto the concrete terrace formed by the portico.

odd usage

The south solarium wing has three west bays, five south bays on the decagonal end, and the two east bays that are adaptations of the dining room windows and extend to the entablature architrave. Typically, the west and east bays have a large plate glass section, sidelights, and five-light transom; the south bays have no sidelights. The trim is flat board with a drip cap at the head. Similar openings with sidelights are set into the walling of the lobby addition set behind the central Ionic portico. Within the west intercolumniation are a pair of two-panel lobby addition doors with glazed upper panels. A typical five-light transom extends over the unit that has flanking sidelights terminating on paneled kick plates. Like the solarium, the openings have flat board trim and a drip cap above the transoms. Similar doors, a four-light transom, and wide sidelights on paneled kick plates are located in the east doorway of the lobby addition opening to the porte cochere.

At the transition between the 1903-1904 wing and the 1922 wing the structure is set back from the south façade. A pair of first floor two-panel doors with upper panel glazing is flanked by pairs of window openings. The sash is single light. Trim around the door and windows consists of flat board trim with a drip cap at the top. A double apron under the windows is mitered into a molding at the lower jambs. Above, each floor has five ganged window openings with double hung eight-over-eight-light sash alternating with six-over-six-light sash. The windows of the east wing typically have architrave trim that extends fully around the openings and the aprons, which are in two sizes. The heads of the upper floor windows extend to the architrave of the entablature; below the windows have a drip cap. Each opening has double hung, one-over-one-light sash. A molded belt course extends around the wing forming a continuous sill below the larger openings of the third floor. The south entrance doorway to the east wing's central lobby

from the Tuscan portico has a single flush panel door and sidelights; the doorway has a molded hood with a bed molding on the architrave trim below a soffits and a fascia with an ogee crown molding. Beyond the central half-round portico, the change in grade necessitated the elimination of first floor rooms. Five bays of rectangular windows light a basement but there are no lower windows under the eastern three bays. The openings, large and small commensurate with the windows above, are filled with single-light sash

Similar fenestration is located on the east and north elevations of the east wing with large bedroom windows and small bathroom windows trimmed to match the south elevation. The openings have one-over-one-light double hung sash. At the east end of the 1922 east wing, windows flank a modern central doorway opening onto the fire stair tower at each level. Below the fourth bay at the north elevation at the eastern end is a doorway into the crawl space storage area. Centered on the north elevation of the east wing is a doorway with sidelights opening to the wing's central lobby. The glazed door is set below a molded hood at the head. At the elevator lobby structure between the 1922 east wing and the 1903-1904 wing the construction is flush with the east wing and the belt course continues across the walling. However, the fenestration changes. Adjacent to the east wing is a bay of paired double-hung windows with one-over-one-light sash. To the west is a bay of tripartite window openings. The center opening has six-over-six-light sash and the sidelight are eight-light casements. A similar truncated bay, with a full tripartite window at the top floor and an opening with one sidelight, is above the modern porch at the elevator lobby doorway. A single-light glazed door and sidelights opens from the elevator lobby.

Adjacent to the elevator lobby structure is the residual remains of the demolished 1903-1904 north guest room wing. The gabled section, set lower than the 1922 east wing, has double-hung eighteen-light sash in the three bays. The openings are trimmed matching the south façade, though they lack aprons under the sills. A service doorway centered on the section at grade.

The north elevation of the 1903-1904 wing somewhat mirrors the fenestration of the south façade with double-hung eighteen-over-eighteen-light sash. Attic windows are inserted under the slope of the eaves where there is no entablature. The attic openings have four ganged windows, pairs, and singles with four-light casements. Continuing on the north elevation of the 1889-1891 section, three original four-over-four-light double hung sash remains above the modern porch construction; the two third floor windows are integrated into the Eastlake style frieze of the original building and are typically shorter than the second floor windows. All the second floor windows have a molded cap at the head. At the modern north porch a doorway with a pair of two-light glazed doors flanked with sidelights opens to the lobby. A small circular window opening west of the porch lights the interior stairway landing. West of the entrance porch, the chimney stack and the upper floors of the north tower of gift shop are flanked with window openings having four-over-four-light double-hung sash. The side elevations of the upper stories of the tower have similar double-hung sash. Adjacent to the firebox of the chimney is a single opening with one-over-one-light double-hung sash lighting the lobby as does a large opening with sidelights and transoms that mirrors the south façade windows of the dining room. Here the central section has multi-light sash. The east and west openings of the gift shop have one-over-one-light double-hung sash and four-over-four-light sash set into the projecting semi-hexagonal bay window. At the north elevation the upper floor windows west of the north tower have four-over-four-light double-hung sash. Between the tower and the kitchen wing one bay at the second floor and third floor have been converted to fire doors that open to a steel fire tower for egress.

The single window opening of the western bay below the half-hipped roof structure has typical four-over-four-light sash at the third floor level.

The window openings of the kitchen have simple flat board trim with a drip cap at the heads and typically have one-over-one-light sash in paired openings. East windows of the employee dining room at the north end of the kitchen wing have four-over-four light sash. Eight-light sash fills the clerestory openings of the original kitchen structure. Doors are typically solid core flush panel.

*Chimney*

West of the north lobby entrance is a common bond brick chimney stack above a projecting brick firebox construction that is stuccoed and has a fascia projection below the canted shoulders supporting the brick flue. The flue breaks the main cornice and extends through a small gable that forms the cricket; the gable end is sheathed in board and batten. The stack terminates in a metal cap a few feet above the small gable end.

*Dormers*

On the gabled roof of the south façade are three dormers between the west and central Ionic porticoes and three dormers between the central and east Ionic porticoes. Each has an equilateral triangular pediment with a widely projecting soffit beyond the face and weatherboard cheeks. The dormers have a fascia and crown up the rakes projecting from a frieze board set on the weatherboard tympanums; the bed molding is an ogee. Below the fascia and ogee crown molding of the eaves is a dentil bed molding on a frieze board. The face of each dormer has architrave trim that extends to a dentil course and is carried on a projecting sill. Each dormer has a twelve-light sash and a metal ball ridge cap.

*Balconies*

At the south façade balustraded balconies supported on large, scrolled modillions are located in front of third floor windows behind the three Ionic porticoes. Two similar balconies are centered on the windows between the west and central porticoes. Four balconies are centered on the third floor windows of the 1903-1904 wing. The balconies have turned balusters and, at the outside corners, tall paneled newels with wide caps on an ogee molding. The top railings are wide and flat and the bottom railing is flush with the baluster bases. Below projecting floor nosings are ogee moldings.

***Important Decorative Elements***

*Entablatures*

At the north elevation, surviving from the 1889-1891 structure, are remnants of an Eastlake style paneled frieze below the sloped eaves. The friezes have vertical bead boarding within large panels with panel molding. At the third floor windows are vertical extensions of the jambs into the frieze. Spaced over the windows are diagonal bead boarding laid in an inverted vee. The eaves and rakes have a fascia with a crown molding. Similar detailing remains on the short north tower above the gift shop where the paneled frieze extends across the bottom of the gable end. A

verge board extends up the rakes below the overhang of the gabled roof. The tower has corner boards.

During the 1903-1904 remodeling of the hotel into a Colonial Revival style building, the west and south Eastlake style entablature was converted into full neoclassical entablatures that continued on the 1903-1904 wing and the three Ionic porticoes. A full entablature was completed with a three-step architrave extending to a leaf and dart ornamented ogee molding separating the architrave from the frieze. A bed molding consisting of a small ogee molding, a dentil course, and an egg and dart enriched ovolo molding extends to the soffit and the fascia capped with an ogee crown molding at the eave. A similar entablature extends up the rakes of the equilateral pediments, though the architrave is eliminated. Because of the third floor window heights at the walling between the west and central porticoes and at the small projection adjacent to the east side of the central portico, the frieze was eliminated to reduce the height of the entablature. A similar deep entablature extends around the 1922 east wing, which has a stepped architrave with a torus below a cushion frieze topped with a dentil course and ogee bed molding. Projecting soffits have a fascia and a large ogee crown molding. A canted cap extends back to a wall parapet with a cap or cordon. At each section of the façade, the architrave of the entablature extends to the third floor window heads.

The south porte cochere entablature has a plain architrave separated from the narrow frieze by an ogee molding. The frieze has an ovolo bed molding below a projecting soffit, fascia, and large ovolo crown molding. Behind the central Ionic portico the lobby addition has a two-step architrave, an ovolo molding, and a frieze extending to a cavetto bed molding below the soffit and fascia with an ogee crown. The cornice engages the columns of the portico. Several layers above mask the flat roof surface. A deep entablature extends around the south solarium wing and has a two-stepped architrave separated by a torus molding. The narrow frieze is set between ogee moldings and extends to a shallow soffit with a very narrow fascia supporting a large ogee crown molding thickened above to mask the roof surface. At the west dining room wing the entablature consists of a two part frieze with an intermediate torus and extends to an ovolo bed molding at the wide overhanging soffit with a narrow fascia and an ogee crown molding. The projecting bay windows of the dining room have a plain board forming an architrave with a ovolo bed molding at the soffits that supports a fascia and an ogee crown molding.

The south loggia of the elevator lobby entrance has an entablature that utilizes the beam spanning the columns and pilasters as the architrave band. It is set with ogee moldings at the top and bottom of a narrow frieze below the soffit, narrow fascia, and a large ogee crown molding. Above,a shallow parapet masks the roof surface. Elsewhere on the 1922 wing is a stepped skirtboard that has a flat board with a molded cap that receives the weatherboarding. The stepping accommodates the rise in elevation from four floors to three floors near the east end. Below the third floor windows, the belt course projects from the walling and consists of a beaded fascia set with an ogee molding and a continuous cap.

The gift shop entablature has a frieze board, an ogee bed at the soffits that carries a fascia and ogee crown molding below a short parapet masking the flat roof surface. The eaves of the flat roofed kitchen wing are boxed and have simple frieze boards at the walling and crown moldings on the fascias of the soffits. The shed roof of the loading dock on the east elevation has boxed eaves.

*Balustrading*

At the dining room west Ionic portico, a balustrade is set between the columns and extends beyond the end columns terminating at paneled square podia with low pyramidal caps. The wooden podia are set on concrete plinths, an extension of the concrete terrace. The railings are plain and the vase-shaped balusters are turned.

***Significant Interior Features***

The lobby, solarium, dining room, gift shop, guest room corridors and lobbies, and guest rooms retain original architectural character. Guest rooms retain original moldings and other millwork, though original closets have been converted to bathrooms to provide a private bath for the guest rooms.

Originally, the registration lobby was Arts and Crafts style after construction in 1889-1891. It had very high paneled wainscot of redwood. The wood columns, that are an existing feature were naturally finished and extended to a shelf-like capital supported on flattened brackets. Above the shelf, the columns extended to ceiling beams, also naturally finished. The columns, which define an allee the length of the lobby to the west dining room, were set with goose-neck light fixtures with glass shades. Plaster wall surfaces above the wainscoting and the ceiling were light in color; floors were, and remain, wood. The staircase to the upper floors in the northwest corner of the lobby featured a large decorative square-section newel post that received a molded rail and turned balusters set with a vertical member. Above the lower rise, the balustrade was and remains slatted with simple jig-saw cuts.

The lobby interior gave way to a more studied Arts and Crafts style interior where the wainscoting and columns were painted. The earlier column sconces were removed and bare bulb fixtures were attached to the undersides of the brackets supporting the column shelves. The ceiling beams were left natural and the staircase remained the same. In 1923-1924, when the lobby was redecorated, a ceramic tile faced chimney piece was installed at the lobby fireplace. The large chimneypiece is nearly eighteen feet long and eight feet high. Adjacent, to the east, is a matching wall-hung drinking fountain. The matte surface and mottled green tile work of the fireplace includes plain tiles around the firebox that is flanked by decorative pine tree relief panels. A row of pine cone relief diamond tiles extends over the firebox that is covered with a screen. All are set into a field of green tiles edged in molded tiles of the same color. The drinking fountain is a vertical rectangular unit with an arched panel forming a backsplash. Within the arch, in relief, is an elk with pine trees. A matching cylindrical sand jar stands on the tiled hearth. The tile work was designed by Robert C. Reamer and executed by ceramic artist E. A. Batchelder of Los Angeles, California, according to the unpublished 1939 manuscript in the Yellowstone National Park Library and Archives by Chester A Linsley titled *The Chronology of Yellowstone National Park, 1806-1939*. Early Mission style furnishings and ladder back chairs in the lobby were replaced with wicker furnishings many of which are still in use in the historic hotel spaces.

During this 1923-1924 remodeling, the lobby area was pushed eastward into former first floor guest rooms to create a news room and a photo shop all in what is now the registration area with a registration desk located on the lake side of the space near the main entrance. Eventually, all the guest rooms on the first floor of the 1903-1904 structure were removed and the spaces were adapted for a variety of uses including public restrooms and a large area for a lounge that is used

on occasion for a small conference room. At the end of the corridor that was retained, a stairway leads up to the first floor of the 1922 east wing.

Ultimately, the lobby spaces were redecorated in 1928 when the interior was fully realized as a Colonial Revival style interior at the time that the south projecting solarium was constructed. The old redwood wainscot was removed and all the remaining woodwork was painted white. The lower run of the staircase was redesigned to include a curved bottom step that received a voluted handrail all carried on Colonial Revival style balusters. The columns were stripped of their shelves and slag-light light fixtures were installed; each column was completed at the ceiling beams with a molded Tuscan capital and necking. A new paneled dado extended around the room and also formed pedestals on each column. The interior of the then new solarium space was finished to match the décor of the lobby complete with entablature trimmed openings and paneled dado. New furnishings for the solarium included bent bamboo and rattan seating, pieces of which remain at the south end of the space.

This scheme with numerous cosmetic changes was updated in 1983-1984 with the installation of reproduction light fixtures, new crown moulding at the ceiling and beams to form coffers, and restoration of a missing window unit at the south and improvements to capitalize on the Colonial Revival style. A new grander entrance was created for the dining room, which originally had a single leaf doorway opening to the axis of the lobby's column allee. In order to define the new entrance it was flanked with window openings designed to match the original exterior window construction. The south false window is fronted with a service bar designed with paneling to match the dado paneling. At the north, the gift shop was returned to its original location and the entrance façade was restyled to include display windows and a central doorway all in the Colonial Revival style. The interior millwork was retained and restored. All the new interior glass was carved to reflect the designs of the earlier fireplace. To better accommodate the new north entrance into the lobby and open up the space, the registration desk, which had been moved into the northeast corner was returned to its original orientation at the southeast corner of the lobby. The old location became a bellman's station. All the new millwork was designed to match the early millwork of the lobby.

The dining room was restyled after the addition of the west wing in 1924. The new wing, which extends beyond the north kitchen wing, is off center from the original dining room axis because the wing was widened to the south from the original space. Because it was desired to provide maximum views for the guests the new wing featured semi-octagonal bay windows. All the millwork, including the elaborate partition screening the kitchen entrance and providing a waitress station, was painted white. The columns with dropped moldings merge into the ceiling beams. All of this was augmented in 1983-1984 to somewhat restyle the interior into a more Colonial Revival space. New light fixtures were added to the columns and large false window units were added on the blank north wall to suggest an original window that was removed when the kitchen wing was expanded. Crown moldings were installed to embellish the ceiling beams and a new partition, similar to an original screen, was constructed in front of the entrance into the kitchen wing from the dining room.

At the upper floors, the wide guest room hallways were slightly narrowed by the bathroom additions, though the spaces were updated with crown moldings at the ceilings to minimize fire suppression system lines. Original pendant opaline light fixtures were retained. Typically, the guest room door trim has an entablature header above a transom panel and had single panel

doors. These were replaced with fire rated solid core doors in 1979-1980 that have an applied moulding to reflect the original panel configuration; likewise the transoms were infilled with fire-rated materials. Within the guest rooms, the trim was retained as much as possible including the trim, doors, and opaline light fixtures to maintain a "summer hotel" appearance. Original guest rooms generally were separated by a bathroom and a closet that were accessible from each room. At the time of the rehabilitation of the rooms in 1985-1986, additional bathrooms were created from the original closets to provide each guest room with a private bathroom; original bathrooms were decorated to match.. The so-called Presidential Suite and surrounding rooms were reconfigured into modern suites retaining as much original features as possible. Within the elevator lobbies of the 1922 east wing, the spaces were rehabilitated as the same time as the room rehabilitation that included repainting the typical door and window trim and the stairway railings that have square-section balusters supporting molded hand railing.

## 8. STATEMENT OF SIGNIFICANCE

Certifying official has considered the significance of this property in relation to other properties:
Nationally: X Statewide: _ Locally: ___

Applicable National
Register Criteria: A and C

Criteria Considerations
(Exceptions): N/A

NHL Criteria: A and C

NHL Theme(s): Architecture, Resort Hotels and Spas, Colonial Revival Style and Architecture in the Parks National Historic Landmark Theme Study

Areas of Significance: A and C

Period(s) of Significance: 1889-1928
Significant Dates: 1889-1891; 1903-1904; 1910; 1923-1924; 1928; 1940

Significant Person(s): N/A

Cultural Affiliation: N/A

Architect/Builder: Robert C. Reamer and Link & Haire, Architects

Historic Contexts: *Architecture in the Parks National Historic Landmark Theme Study* (1986); listed as a National Historic Landmark as Architecture in the Parks (1

## Statements of Significance

Lake Hotel is nationally significant, under Criterion "A," as a singular surviving example of large scaled Colonial Revival style resort hotels that were once located in a variety of natural settings from the seashore to the mountains through the 1890s and the early 20th century, particularly along the eastern seaboard of the United States. The style was rare in the western United States giving the 700-foot long Lake Hotel in Yellowstone National Park additional significance. It was built on the north shore of Lake Yellowstone giving it both an aquatic and a mountain setting. Typical of resort hotels that were popular travel destinations along national sea and railroad corridors, Lake Hotel was conceived by the Northern Pacific Railroad and its subsidiary, the Yellowstone Park Association, to meet increased visitation to the park brought about by self promotion.

The original utilitarian 1889-1891 Lake Hotel was remodeled into the Colonial Revival style in 1903-1904 at the same time that the Rustic style Old Faithful Inn was being constructed to the designs of the same architect, Robert C. Reamer. As embellished, however, Lake Hotel represents mainstream resort hotel architecture of the era bringing "civility to the wilderness." It is similar to Colonial Revival style resort hotels that were built in the Northeast as well as the Royal Poinciana Hotel, Palm Beach, Florida, built by the Flagler System between 1894 and 1929 on the Florida East Coast Railway. Demolished in 1935, the Royal Poinciana Hotel was known for the use of "Flagler yellow" on its clapboarding contrasting to white trim typical of Lake Hotel at Yellowstone. The early Colonial Revival style paid homage to the post-1876 Centennial era that brought an increased interest in American-inspired architecture. Nearly all, like Lake Hotel, were of frame construction while late Colonial Revival style, or Georgian Revival style, resort hotels were often of brick masonry construction with academic symmetrical design and detail of 18th century Georgian architecture.

With a few exceptions of small Colonial Revival style resort hotels, all the large resort hotels in the style are no longer extant, with the exception of Lake Hotel. Though its large Colonial Revival style resort hotel counterparts have burned or have been demolished, Lake Hotel retains its creative assemblage of early Colonial Revival style detailing that includes, an asymmetrical façade; equilateral triangular gable ends trimmed as pediments; neo-classical inspired porticoes, colonnades, balustraded balconies, and door and window trim; roof dormers; and, multi-paned window sash. As such, it was once known as "Lake Colonial Hotel."

Lake Hotel also is nationally significant under Criterion "C" as a contributing building within the *Architecture in the Parks National Historic Landmark Theme Study* of 1986-1987. Lake Hotel was considered for that theme study,[1] but rejected at the time because it was thought that the existing south porte cochere was not original to the building.[2] Subsequent research has shown that the western four-column section dates from 1928 possibly utilizing original millwork from the earlier porte cochere fronting the central portico and designed by Robert C. Reamer. The porte cochere was lengthened to seven columns in 1947-1948 in response to increased post World War II visitation. In addition, the qualifying comment in the theme study that the Wawona Hotel in Yosemite National Park is '…the largest existing Victorian hotel complex within the boundaries of a national park,"[3] is incorrect in the context of the Colonial Revival style Lake Hotel at Yellowstone National Park, which is actually the largest hotel of the era in a park as well as the oldest in Yellowstone, dating from 1889 to 1928.

All four of the Yellowstone grand hotels represented stylistic pinnacles of resort hotel building typical of the United States during the late 19th and early 20th centuries. Lake Hotel, as redesigned in 1903-1904 by Robert C. Reamer and expanded through 1928, retains its Colonial Revival style architectural integrity. Both Lake Hotel

---

[1] Laura Soulliere Harrison, *Architecture in the Parks National Historic Landmark Theme Study* (Washington, DC), 7.
[2] Laura Soullier Harrison Gates interview, December 2, 2008.
[3] Laura Soullier Harrison, *Architecture in the Parks…*, 28.

and its Rustic style contemporary, Old Faithful Inn, were part of the progression of national styles employed for the Yellowstone hotels beginning in 1883 with the Queen Anne style National Hotel that was reconstructed in the 1930s to the designs of Robert C. Reamer in the Art Deco style and extended to the now demolished Canyon Hotel, designed by Reamer in 1910-1911 in the Prairie style.

Each of the hotels provided a distinctive style at each location that enhanced the visitor experience. Unique in the history of concession construction in the National Park System where other western parks focused on the Rustic style theme and variations thereof, Yellowstone, called "The Wonderland of America" in advertising, featured individual architectural styles at the major natural areas in the park. The hotels, a day's travel apart, defined the character on the Grand Loop Road tour sponsored by the Northern Pacific Railroad. The mostly eastern visitors' wilderness experience was augmented by supplying civilizing comforts including beds and bathrooms, drink and dining, and gift shopping, as well as barber and beauty shops, within architecture that was instantly recognizable and familiar.

use a western example

**American Resort Hotels and Spas**

Resort hotel and spa construction reflects the lure of vacations in America to visit therapeutic spas and wild and scenic locations. As such, resort hotels represented the idea of bringing civilization to the wilderness so that guests could enjoy natural surroundings with minimal discomfort. In the late 18th century and early 19th century, traditional lodging was often developed around natural mineral water spas. These small establishments were built in the predominant neoclassical idioms of the day. Characteristic of this evolution is The Equinox, Manchester, Vermont. It was built in 1769 as a tavern and was expanded in 1801. Later additions in the Greek Revival style were added in 1839 and 1854. After the railroad reached Manchester in 1870, the hotel was enlarged again in 1880 and upper floors were added in 1916 giving it a decided Colonial Revival style appearance that is based on historic architecture.[4]

In addition to expanding early inns, others were built specifically to accommodate vacationing Americans, who were desirous to flee the industrial cities of particularly in the Northeast, and embrace the scenic wonders of rural environs. One of the first documented resort hotels built for this adventurous of spirit was the neoclassical Greek Revival style Catskill Mountain House begun in 1824 near Catskill, New York, and demolished in 1962.[5] Located 2500 feet above the Hudson River Valley, this structure grew significantly over the years to include a two-story, 13-column Corinthian portico on a ground floor story and topped with a gabled roof fourth floor. Flat roofed wings extended the façade. The façade's columned piazza was accessed by a central staircase. As completed, the approximately 189-room hostelry had a dining room and lounge on the ground floor and a central ballroom on the second floor. Catskill Mountain House was a landmark for travelers who were conditioned by urban hotels such as the 1828 Tremont House in Boston and the 1834 Astor House of New York, both designed in the Greek Revival style by Isaiah Rogers.[6]

Bryant F. Tolles, Jr., noted in *Resort Hotels of the Adirondacks,* that the Catskill Mountain House displayed "...common characteristics that were destined to become commonplace in the majority of large-scale hotel enterprises—partially and sometimes completely self-contained operations; partnership or stock-holding corporate ownership; imposing physical size and architectural pretense; wooden construction; and functionally

---

[4] David B. Wolinski (ed.), *Historic Hotels of America* (Washington, DC), 68-70.
[5] Roland VanZandt, *The Catskill Mountain House* (Hendersonville, NY), 28.
[6] Talbot Hamlin, *Greek Revival Architecture in America,* etc. (New York, NY), 112, 114.

and systematically arranged interiors."[7]

Pre-Civil War urban hotel building rapidly extended to resort communities from Saratoga Springs, New York, to the Atlantic coast of New Jersey at Cape May. Typically at Saratoga Springs, older homes were remodeled into guest homes and inns, which led the way to the construction of free-standing hotels to accommodate the growing influx of visitors through the mid 19th century.[8] Architectural design followed the patterns of the 19th century as neoclassical architecture gave way to Italianate and Second Empire, or Mansard, styles that progressed through enlargement, destruction by fire and rebuilding.[9] Like many seashore communities, Cape May, New Jersey, grew exponentially before the Civil War with the construction of the Italianate style Mount Vernon Hotel in 1852 that was reputedly the world's largest hotel at the time before it was soon consumed by fire in 1856. Ultimately the rail connections from Philadelphia to Atlantic City, New Jersey, eclipsed Cape May..[10]

Like Bar Harbor, Maine, Newport, Rhode Island, ultimately grew into summer residential communities for the very wealthy. Emulating Newport, other historic towns and villages of New England, in particular, attracted summer visitors and a rash of resort hotel building that was often commensurate with the historic settings and catered to a wider range of vacationers and summer guests unable to afford the summer cottages of the Astors and Vanderbilts. All resorts, though, provided the opportunity to see and be seen on the verandahs and piazzas of hotels and spas that often became a great equalizer of society.

Regarding hotel construction in rural areas or adjacent to older established communities, Jeffery Limerick wrote that, "The landscape was often the 'raison d'etre' of a resort, and hotels were situated on or in a view of noteworthy natural splendor....in the tradition of Catskill Mountain House.."[11] Thus, the pace of early resort construction was accelerated by opportunities to "summer" in the mountains or on the seashore from the rugged Maine Coast to Florida, the Gulf of Mexico, and the Southern California Coast. Mountain locations in the Northeast extended from the Poconos, Catskills, Adirondacks, and the White Mountains to the National Parks of the West. All areas saw a series of hotels in a sequential variety of styles following the wane of the Greek Revival to the rise of more "artistic" designs that became the mainstream of American architecture after the Civil War. Representative is the National Historic Landmark Mohonk Mountain House, New Paltz, New York. The resort hotel was begun in the 1870s and an1879 wing remains today along with an 1887-1888 wing. It was completed with two stone wings in 1800 and 1902. The end result is a *tour de force* of Queen Anne style wings linked with more academic styled European Swiss and Bavarian style architecture all on the cliff overlooking Mohonk Lake and sited in a carefully managed natural landscape.[12]

Along the New England coast, development was much slower as village inns gave way to resort hotels after the Civil War. For example Wentworth-by-the-Sea, New Castle, New Hampshire, was initially constructed as an Italianate style structure in 1870, evolved into a Second Empire, or Mansard, style in 1879-1880. Additions of 1896-1900 were completed with Colonial Revival style attributes; however, these were demolished prior to the

---

[7] Bryant F. Tolles,Jr., *Resort Hotels of the Adirondacks, the Architecture of a Summer Paradise*, 1850-1950 (Lebanon, NH), 6.
[8] Theodore Corbet, *The Making of American Resorts, Saratoga Springs, Ballston Spa, Lake George*, New Brunswick, NJ), pp 84-99.
[9] Jeffrey Limerick , Nancy Ferguson, and Richard Oliver, *America's Grand Resort Hotels* (New York, NY), 36-37.
[10] *Ibid.*, 30.
[11] *Ibid.*, 47.
[12] Wolinski, *Historic Hotels of America*, 48-51.

2003 restoration.[13]

In his three books, *Resort Hotels of the Adirondacks, Summer by the Seaside,* and *The Grand Resort Hotels of the White Mountains*, Bryant F. Tolles, Jr., details for the three locations the stylistic progression of resort hotel design from simple neoclassical inns transformed into Italianate villas and French Mansard Second Empire structures. These were followed by turreted Queen Anne hotels that paved the way for the Colonial Revival styles of the 1890s and early 20th century. Stylistically, Tolles noted that the era of grand resort hotel building resulted in academic styles that usually reflected historic European styles such as the National Historic Landmark Mount Washington Hotel, Bretton Woods, New Hampshire in the White Mountains. The Mount Washington Hotel, was conceived as a single entity in what Tolles called "Spanish Revival" in style. It was completed, though, with neoclassical detailing and columned verandahs extending from two central octagonal towers. Begun in 1901 and expanded in 1905-1906 the hotel's interior public spaces are some of the most significant of the resort hotel era with Italian Renaissance style detailing.[14] More representative of the popular country-wide Mediterranean Revival style is the Biltmore Hotel, Coral Gables, Florida, of 1926 with its copy of the Giralda bell tower in Seville, Spain.[15] After Cape May, New Jersey, Atlantic City, New Jersey, grew into a major vacation destination through the 1920s with great European style hotels such as the 1906 concrete Marlborough-Blenheim Hotel and the 1907 Traymore Hotel,[16] both from the final stage of resort hotel development.

Hot spring spas dictated the growth of the The Homestead at Hot Springs, Virginia, and The Greenbriar at White Sulphur Springs, West Virginia, both in the high Georgian style of the early 20th century; both are listed as National Historic Landmarks. Following the rail lines into mountain regions, resort hotels sprang up in North Carolina in Ashville and Pinehurst in particular. Development in Ashville began in 1891 as soon as the railroad reached the area. Early hotels were Queen Anne in style and were followed by the Rustic style Grove Park Inn, constructed in the late 1890s.[17] Construction in Pinehurst included the expansion of small Holly Inn and the Carolina Hotel, now the Pinehurst Resort in the late 1890s that resulted in Georgian Revival style hotels.[18] The National Historic Landmark Pinehurst Historic District, based on the history of golfing, includes the two hotels.

One of the most significant examples of railroad expansion of the resort hotel industry was in Florida under the auspices of Henry Flagler on the Atlantic Coast and Henry Plant on the Gulf Coast. Flagler dominated the scene with his massive Spanish Colonial style Hotel Ponce de Leon and Hotel Alcazar in St. Augustine.[19] Through these hotels of the late 1880s, he "sold" Florida to America and created the idea of "wintering" in the state. Ultimately, his empire extended to the construction of the very large wooden framed Hotel Royal Poinciana in Palm Beach begun in 1894 and completed in 1929 in a Colonial Revival-Georgian Revival style.[20] On the Gulf Coast, Henry Plant erected a series of hotels that culminated in the National Historic Landmark Tampa Bay Hotel that was built in the Moorish style and opened for the winter season of 1891. This hotel, listed as a National Historic Landmark, was the epitome of exotic resort hotel architecture.[21]

---

[13] Dennis J. Robinson, *Wentworth by the Sea, the Life and Times of a Grand Hotel* (Portsmouth, NH), 46, 71, 79, 206.
[14] Tolles, *Resort Hotels of the Adirondacks*, 213-220.
[15] National Trust for Historic Preservation, *Historic Hotels of America, 2005 Directory*, 65.
[16] Limerick, *America's Grand Resort Hotels*, 149-161.
[17] *Ibid.*, 75-78.
[18] Wolinski, *Historic Hotels of America*, 122, 126.
[19] Susan B. Braden, *The Architecture of Leisure, The Florida Resort Hotels of Henry Flagler and Henry Plant* (Gainsville, FL), 208-213.
[20] *Ibid.*, 208-222.
[21] *Ibid.*, 258.

Resort hotel construction continued along the Gulf Coast in a variety of styles though the Colonial Revival style apparently was seldom utilized. However, inland resort hotel development at Hot Springs, Arkansas, resulted in a substantial collection of monumental bathhouses and several large hotels. Established as a national preserve in 1832, the National Park Service now maintains Bathhouse Row, listed as a National Historic Landmark. The group features academic styles, from Spanish, Italian, Georgian, and Neoclassical, dating from the early 20th century.[22] Development at hot spring spas extended further north to West Baden Springs Hotel, Indiana, near French Lick. The brick masonry hotel with a significant large domed lobby, was built in 1901-1902 and was patterned after European spas. Listed as a National Landmark, it has been restored and reopened as a hotel.[23] Nearby was the large brick masonry French Lick Springs Hotel that was built in 1902 with two-story verandahs, a Mansard roof, and corner turrets with domed roofs as seen in an early postcard. Subsequent postcard views show that the roof s were raised to form a large block-like structure.

Though wealthy Chicagoans had opportunities to summer in the northeast resort hotels or winter in the southern hotels, they also had access to small resort facilities at Wisconsin Dells, such as the Georgian Revival style Hotel Crandall as seen in an early postcard, and further north on Mackinac Island, Michigan. The crowning glory of Mackinac Island is the Grand Hotel with its 880-foot, three-story, Tuscan columned front piazza overlooking Lake Michigan. Listed as a National Historic Landmark, the Grand Hotel was begun in 1887 and completed with additions in 1897, 1912, and 1919 giving it a monumental Neoclassical style.[24]

In the far west the railroads were responsible for several notable resort hotels were completed including the Queen Anne style Montezuma Hotel of 1882 built in Las Vegas, New Mexico. One of the most distinctive was the Colonial Revival-Georgian Revival style Stanley Hotel, built in 1907-1908 outside of what is now Rocky Mountain National Park by Northeasterner F. O. Stanley, who provided transportation from the nearest railroad station by means of his Stanley Steamers.[25] In Colorado, the Stanley was eclipsed in 1918 with the opening of the Italian Palazzo style Broadmoor Hotel in Colorado Springs.[26]

A series of resort hotels followed the Atchison, Topeka, and Santa Fe Railway through the southwest that included the 1905 construction of the National Historic Landmark El Tovar Hotel on the South Rim of Grand Canyon, Grand Canyon National Park. The hotel has been described as a free interpretation of European Swiss and Norwegian styles to give it a rustic appearance.[27] Resort hotel building continued in other parks including the Great Northern Railway's Swiss Chalet style hotels at Glacier National Park, promoted as the "Alps of America." Dating from 1913-1915 are the Glacier Park and Many Glacier Hotels as well as the privately-built Lake McDonald Lodge' all are listed as National Historic Landmarks.[28] The use of the Rustic style extended through the construction of other Park Service Hotels through the 1920s including Yosemite's Awahwanee Hotel,[29] and the Union Pacific Railway hotels of southern Utah and the Grand Canyon Lodge on the North Rim also all listed as National Historic Landmarks.[30] The Rustic style perhaps was best expressed in the mid 1930s by the National Historic Landmark Timberline Lodge, Mount Hood, Oregon. Timberline Lodge, the product of

---

[22] *Picturesque Hot Springs National Park* (Hot Springs, AR).
[23] Wayne Curtis, "Back Home in Indiana, Two Resort Hotels…," *Preservation*, May-June, 2007, 42.
[24] Limerick, *America's Grand Resort Hotels*, 71.
[25] Christine Barnes, Great Lodges of the National Parks, Vol. Two (Portland, OR), 38.
[26] Limerick, America's Grand Resort Hotels, 171, 173.
[27] Harrison, *Architecture in the Parks…*, 91.
[28] *Ibid.*, 135-58,159-172.
[29] *Ibid.*, 243-256.
[30] *Ibid.*, 285-300.

the Works Progress Administration and the U. S. Forest Service, features significant Rustic style interiors and decor.[31]

Simultaneously with east coast hotel development, the railroads helped develop the California coast with resort hotels along the seashore and inland. Most followed the Queen Anne style and included the Hotel Del Monte on the Monterey Peninsula in Del Monte, California, and the magnificent National Historic Landmark Hotel Del Coronado, in San Diego, California. The 1887 hotel with later additions features a central conical roofed structure with radiating wings displaying all the attributes of the Queen Anne style.[32] Further inland at Riverside, California, the Mission Inn typifies the progression to academic design. Mission Inn, listed as a National Historic Landmark, is Spanish Colonial style meant to reflect the spirit of old California and its chain of missions. Responding to the substantial increase of visitors after the railroads reached Southern California in the 1880s, the original structure of the Mission Inn was enlarged in 1902 with additions through 1932.[33]

The Wawona Hotel, constructed at California's Yosemite National Park in 1876-1918 was listed as a National Historic Landmark in 1987 along with Thomas Hill Studio as part of the *Architecture in the Parks National Historic Landmarks Theme Study*. The vernacular style hotel was listed as the "...largest existing Victorian hotel complex within...a national park...." It is considerably smaller than the Colonial Revival style Lake Hotel, though several of the barracks-like guest room buildings, the cottages and annex, are embellished with vernacular architectural ornament.[34]

Continuing west to Hawaii, the construction of the somewhat neo-Italianate style Moana Hotel of 1901, with its two-story Ionic portico and neoclassical detailing was a bastion of staid New England gentility on Waikiki Beach in Honolulu. It was followed in 1927 by the pink stucco Spanish style Royal Hawaiian that extended the European style trends of the nation to Waikiki Beach in the middle of the Pacific Ocean. [35]

**The Colonial Revival Style and Resort Hotels and Spas**

The Colonial Revival style was a nationalistic shift in architectural design from the Queen Anne style that was initially the product of English architects, like Richard Norman Shaw, who drew on English historical architecture from the Jacobean and early English Renaissance eras for inspiration. In England the style was generally characterized by red brick with white trim. In America the style was often transposed into wooden framed structures with towers and turrets and embellished often with neoclassical inspired detailing including turned columns supporting porches embellished with swags and festoons, clipped equilateral gables, pediments, and multi-paned sash as documented in an extensive historic and vintage postcard collection owned by Rodd L. Wheaton. The style in America provided animated skylines like the Poland Spring House, Poland Spring, Maine. Constructed with a corner tower and perpendicular wings in 1876, the long elevations had secondary towers and turrets until they were modified in 1897. [36] As seen in a historic postcard, the corner tower was restyled with a neoclassical dome reflecting the changing trends in style that included installing neoclassical

---

[31] Christine Barnes, *Great Lodges of the National Parks* (Bend, OR) 123, 128.
[32] Hotel Del Coronado, *An American Treasure with a Storybook Past* (San Diego, CA), 14 and photo collection contained in book.
[33] Limerick, *America's Grand Resort Hotels*, 205,208.
[34] Harrison, *Architecture in the Parks...*, 28.
[35] Susan Bayer Ward, "Historic Honolulu Hotels: Three Grand Dames on Waikiki Beach...," *Travel America*, 30.
[36] David L. Richards, Poland Spring, A Tale of the Gilded Age, 1860-1900 (Durham, NH), 110.

columns on the nearly continuous one-story verandahs. The hotel was destroyed by fire in 1975.[37]

Following the 1876 International Centennial Exhibition in Philadelphia, American taste began to shift more towards a more nationalistic style based on the history of the United States, not Europe. Thus, the Queen Anne style, considered English in inspiration, gave way to a more simplified American idiom based first on 17th century American Colonial architecture and later on 18th century American Georgian architecture. All used neoclassical design inspiration for ornament. The historic architecture of the eastern seaboard provided numerous examples to emulate, particularly as Americans strove to preserve those examples and the antiques that filled them as well as to study the society that built them. Starting with the Mount Vernon Ladies Association founded in the mid 19th century through the restoration of Colonial Williamsburg, Virginia, in the 1920s and 1930s, the Colonial Revival style and then the Georgian Revival style had an enormous impact on American architecture through house museums and publications.[38]

Unlike the earlier neoclassical styles and the Queen Anne style, Colonial Revival style resort hotels paid homage to the architecture of small communities in which they were built, particularly in New England where the style became associated with the seacoast and water. Conversion to Colonial Revival style occurred by the 1890s in the mountain resorts as demonstrated by The Balsams, Dixville Notch, New Hampshire, that retains an earlier wing in the Colonial Revival style dating from the late 19th century that features a sprawling irregular plan, verandahs, multiple gables and gambrel roofs. The wing, modified from the Queen Anne style after 1895, is painted white with green shutters.[39] Other White Mountain hotels, like the yellow painted Mountain View House, Whitefield, New Hampshire, are threatened or have succumbed to fire and demolition like the gambrel roofed Senter House, Centre Harbor, New Hampshire begun in 1888 with large gambrel gables.[40]

In the Adirondacks several hotels were built on Lake George including the third Sagamore Hotel, Bolton Landing, New York, rebuilt in 1921 and subsequently enlarged into a Georgian Revival style with two wings extending perpendicular from an entrance portico at the center. The wings feature equilateral gable ends and multi-light sash. The 1930 Sagamore remains as a late example of the style in the Adirondacks.[41] Others, predecessors, like the Saranac Inn, Upper Saranac Lake, New York, begun in the late 19th century, was substantially enlarged into the Colonial Revival style through the 1920s, but was destroyed by fire in 1978.[42] Smaller hotels in the Colonial Revival style proliferated in the eastern mountains, but only a few survive like the multi-gabled Silver Bay Inn also on Lake George, New York. Built in 1898-1899, it survives as a three-and-a-half-story hotel, has a one-story verandah, massive end equilateral pediments, and large gabled dormers. It is also distinguished by being painted yellow with white trim.[43] A similar but smaller hotel in the White Mountains is the Eagle Mountain House, Jackson, New Hampshire, from 1915-1916.[44] At Schroon Lake, New York, the second Leland House was built in 1914 in the Colonial Revival style. The small, three-and-one-half-story hotel featured gambrel roofs and two-story columned porches wrapping most of the façade until it was destroyed by fire in 1938.[45]

---

[37] Limerick, *America's Grand Resort Hotels*, 60.
[38] Richard Guy Wilson, Shaun Eyring, and Kenny Marotta (eds), *Recreating the American Past, Essays on the Colonial Revival* (Charlottesville, VA), 2.
[39] Bryant F. Tolles, Jr., *The Grand Resort Hotels of the White Mountains, A Vanishing Architectural Legacy*, (Boston, MA), Plate 20.
[40] *Ibid.*, Plate 14; 175, 208.
[41] Bryant F. Tolles, Jr., *Resort Hotels of the Adirondacks…*, 195.
[42] *Ibid.*, 99-101.
[43] *Ibid.*, 48-50.
[44] Tolles, *The Grand Hotels of the White Mountains…*, Plate 12.
[45] Tolles, Resort Hotels of the Adirondacks…, 57-58.

The New England seacoast, was once dotted with Colonial Revival style hotels that reflected, in large part the local style of various small communities. Several were notable including the large Colonial Arms Hotel, in Gloucester, Massachusetts, built in 1904 and destroyed by fire in 1908. The three-story hotel with two additional stories within the gambrel roofs punctuated with two tiers of dormer windows, displayed all the conventions of the style including a three-story Ionic portico at the façade.[46] A smaller gambrel roofed hotel, the gambrel roofed Chatham Bars Inn, built on Cape Cod 1913-14, reflects the late Colonial Revival style's more academic Georgian Revival approach to design.

In Kennebunk, Maine, several Colonial Revival style hotels were constructed, though only the small Narragansett Hotel of 1905 remains from the early era and retains its gambrel roofs. Begun in 1908 and enlarged in 1917, the Breakwater Court Hotel, now the Colony Hotel, was completed as a study in academic Georgian Revival style.[47] It now incorporates the earlier Oceanic Hotel, 1890, 1902, as much altered wing.[48]

In the Poconos, the Kittatinny Hotel, Delaware Water Gap, Pennsylvania, was begun in 1832 and totally rebuilt in 1892 in the Colonial Revival style. Called the New Kittantinny, it accommodated 500 guests, most of whom arrived from New York City via the Delaware Lackawanna and West Railroad connections. The four-and-a-half-story hotel featured gabled pavilions with Palladian windows and continuous one-story verandahs overlooking the Delaware River. A rival hotel of a similar style, Water Gap House, built in 1908, burned in 1915. The Kittatinny Hotel burned in 1931.[49] Built in 1928-1930 in the academic Georgian Revival style the stone masonry, "Dutch Colonial" Skytop Lodge and Resort, Skytop, Pennsylvania, reflects the influences of 18th century regional architecture.[50]

Moving south, two large resort hotel and spa complexes, The Greenbriar, White Sulphur Springs, West Virginia, and The Homestead of Hot Springs, Virginia, reflect in their present forms early 20th Georgian Revival styles. The Greenbrier, begun as the Grand Central Hotel in 1858 grew exponentially, after 1870 when railroad service reached it, into a sprawling structure with late 18th-early 19th century symmetrical facades and wings having connecting arcades and Tuscan colonnades and pedimented gables. Enlarged through the 1930s, the masonry construction is painted white carrying on the tradition of referring to the hotel as "Old White."[51] The Homestead grew from a 1761 spa into a resort hotel that opened in 1846 with additions from 1892-1894. This hotel burned in 1901 and was reconstructed in red brick with white trim. Additions continued through 1973 all in the late Georgian Revival style.[52]

As revealed in historic postcards the National Historic Landmark listed the Holly Inn, 1895, and the Carolina Hotel, now the Pinehurst Resort, 1901, in Pinehurst, North Carolina, represent the Georgian Revival style. The Holly Inn grew from a small gambrel roofed building into a more formal yellow painted hotel with a pavilion entrance feature with a rusticated first floor supporting two-story columns, and a pediment. The yellow painted Pinehurst Hotel is a large symmetrical four-story building with red hipped roofs and a central cupola. Early

[46] Bryant F. Tolles, Jr., *Summer by the Seaside, The Architecture of New England Coastal Resort Hotels, 1820-1950* (Lebanon, NH), 105.
[47] Tolles, *Summer by the Seaside…*, 139 and Kevin D. Murphy, *Colonial Revival Maine* (New York, NY), Plate 37.
[48] Tolles, *Summer by the Seaside…*, 135.
[49] Martin W. Wilson, "Delaware Water Gap," www.dutotmuseum.com/history.htm.
[50] National Trust for Historic Preservation, Historic Hotels of America, 2005 Directory (Washington, DC), 172; www.historichotels.org/hotel/skytop-lodge/1068.
[51] Limerick, America's Grand Resort Hotels, 33, 147.
[52] National Trust for Historic Preservation, Historic Hotels of America, 139-141.

postcards of the Highland Pines Inn, of Southern Pines, North Carolina, show that the Colonial Revival style hotel had equilateral gabled pavilions extending across the façade with entrance pavilion being fronted with two-story, flat roofed porch; a two-story colonnade connects it to the adjacent pavilion. Though its history is obscure, its architectural features, including dormers, belie its Colonial Revival style. The Georgian Revival style Court Inn complex and the Kirkwood Hotel in Camden, South Carolina, with its central two-story portico and long wings connected with one-story colonnades, represent resort hotel building in that state. Similarly, the website for the small Jekyll Island Club Hotel, Jekyll Island, Georgia, notes a construction date of 1880 and illustrates attributes of the Colonial Revival style in the early building on the site.[53]

However, it was in Florida that the Colonial Revival-Georgian Revival style reached full fruition with the 1893-1894 construction of the Hotel Royal Poinciana in Palm Beach. Destroyed in 1935, it featured a very long symmetrical façade, an asymmetrical projecting verandah, an abundance of neoclassical detailing, including two-story colonnades, and a central tower, all painted white in contrast to the "Flagler yellow" painted clapboarding.[54] (Braden plates 19-20) Henry Flagler went on to build the smaller Colonial Revival style Palm Beach Inn, 1895-1896, and the Hotel Royal Palm in Miami in 1896-1897.[55] Both have been demolished. The Flagler System, also built the aptly named Hotel Colonial in Nassau, Bahamas, in 1899-1900 and destroyed by fire in 1922.[56]

In the Midwest, one of the largest wooden frame resort hotels of the era is the National Historic Landmark Grand Hotel on Mackinac Island, Michigan. Begun in 1887, it features a long façade dominated by its three-story Tuscan columned porch that extends 880 feet around large rounded end pavilions[57] The columns, set on pedestals to further heighten them, were the product several additions, the last in 1919.[58] The façade, utilizes columns as the primary architectural feature giving it a Neoclassical style recalling the much earlier Greek Revival style such as used at Catskill Mountain House. The French Lick Springs Hotel, begun in 1899 and rebuilt in 1902[59] with domed corner turrets and mansard roofs, had two levels of columned verandahs that was a mix of design elements as seen in early postcards. Later, subsequent removal of the roof features produced a much more Neoclassical style as also seen in postcards.

Further west, in Sheridan, Wyoming, the National Historic Landmark listed Sheridan Inn of 1892-1893 represents a small example of the Colonial Revival style. The hotel, constructed by the Sheridan Land Company in cooperation with the Chicago, Burlington and Quincy railroad was associated with Buffalo Bill Cody and his Wild West Show productions. It was designed by Thomas Rogers Kimball, a noted Omaha, Nebraska, architect.[60] Sheridan Inn was built as one-story building with a verandah and with a gambrel roof distinguished by two tiers of dormers, shed roofed at the second floor and gabled at the attic level. The attic dormers are equilateral and ornamented with trefoil barge boards as seen in a historic postcard.

The Stanley Hotel, constructed outside of Rocky Mountain National Park in Estes Park, Colorado, in 1907-1909 was built by F. O. Stanley.[61] It is a symmetrical building embellished with extensive Colonial Revival/Georgian

---

[53] Jekyll Island Club Hotel, www.jekyllclub.com/about.asp.
[54] Braden, *Architecture of Leisure…*, Plates 19-20.
[55] *Ibid.*, 223,231.
[56] *Ibid.*, 240,243.
[57] John McCabe, *Grand Hotel, Mackinac Island* (Sault Ste. Marie, MI), 49.
[58] Limerick, *America's Grand Resort Hotels*, 71.
[59] French Lick Springs Hotel, website: frenchlick.com/aboutUS/history/flsh.jsp.
[60] S. Allen Chambers, Jr., *National Landmarks, America's Treasurers…* (Washington, DC), 517.
[61] Ron Lasky, *A Concise History of the Stanley Hotel, Estes Park, Colorado*

Revival style detailing based on neoclassical inspirations. Once painted yellow and white, the small hotel, part of a complex of structures, was listed on the National Register in 1985. It represents one of the rare examples of the style in the West within a mountain setting. The concept for the hotel, designed by Denver architect T. Robert Wieger,[62] reflects the New England origins of Stanley, who maintained a fleet of Stanley Steamers to provide transportation to the hotel from the nearest railroad station.[63]

In LaJolla, California, the small Grande Colonial Hotel of 1913 and 1926 was built in an academic Georgian Revival style in white stucco.[64] Further west on Hawaii's Island of Oahu on Waikiki Beach the Moana Hotel, begun in 1901,[65] has neoclassical details that include a two-story Ionic porte cochere at the central entrance to the symmetrical building. However, arcaded porches and balconies along with widely overhanging eaves suggest Italianate style antecedents that were extended into the flanking wings constructed later as seen in before and after historic postcards of the resort, now known as the Sheraton Moana Surfrider Hotel.

Through evaluation of all known Colonial Revival style hotels represented in various publications noted in the bibliography and backed up by the extensive postcard collection of resort hotels in the style, it is evident that Lake Hotel is a very rare surviving example in America. In response to its architectural design, it was called "Lake Colonial Hotel" as captions on early postcards as well as in early advertising such as that published in *The Youth's Companion*, June 15, 1907, that was placed by the Northern Pacific Railway. The railway provided access to Yellowstone by way of a spur line from Livingston, Montana, to Gardiner, Montana. From there horse-drawn and later motorized transportation was provided around the Grand Loop Road with intermediate stops at the park's grand hotels located at key natural features, including Lake Hotel overlooking Lake Yellowstone.

All the large contemporary Colonial Revival style resort hotels comparable to Lake Hotel have been demolished or have burned, though a scant group of smaller Colonial Revival style hotels remain at several locations. Evolving from the Colonial Revival style, only large resort hotels constructed in the academic Georgian Revival style are comparable in size such as The Greenbriar and The Homestead. Others, such as the Queen Anne style Coronado or the Neoclassical style Grand Hotel predate Lake Hotel in style. Thus, little altered since 1928, the hotel remains as the largest extant Colonial Revival style hotel in America.

**Architecture in the Parks Theme Study and Yellowstone's Lake Hotel**

Lake Hotel is not only a unique surviving example of a large Colonial Revival style resort hotel in America, it is the only such styled hotel in the National Park System and is the oldest hotel in Yellowstone National Park. Begun in 1891, remodeled in to the Colonial Revival style in 1903-1904 by architect Robert C. Reamer, and with subsequent additions through 1928 mostly by Reamer, it retains significant historic architectural integrity in all aspects including its location facing south onto Lake Yellowstone, its design as conceived by Architect Robert C. Reamer, its setting within a forested area, its workmanship of wooden Colonial Revival style detailing, and its feeling and association in relationship to its continued use as a resort hotel that provides park visitors with a quality historical experience. It was omitted from the *Architecture in the Parks National Historic Landmark Theme Study* in 1986-1987 because it was believed that the south porte cochere was a much later addition. Subsequent research has demonstrated that the porte cochere was designed by Robert C. Reamer in

(Estes Park, CO), 10.
[62] *Ibid.*, 16.
[63] Barnes, *Great Lodges of the National Parks*, Vol. Two, 39.
[64] National Trust for Historic Preservation, *Historic Hotels of America, 2005 Directory*, 26.
[65] Ward, "Historic Honolulu Hotels…," *Travel America*, 30.

1928 as part of his last remodeling project at Lake Hotel. He relocated an earlier porte cochere built across the central Ionic portico further east and expanded the size from four square-section columns to seven square-section columns across the façade. Seven columns are shown in Lake Hotel postcards from the 1930s. No construction occurred during 1940s because of the closure during World War II from 1939 to 1948. Post-war drawings of the 1950s show the existing porte cochere configuration in a 1950 Master Plan site plan.[66] As part of a "Lake Hotel Restoration" project of 1958, an existing conditions drawing shows the seven columns paralleling the driveway.[67] Because of finances, no work was accomplished on that "restoration" plan and the exterior of the hotel and the porte cochere remained unchanged through the 1960s as shown in a vintage postcard. In 1970 the historic section of the Grand Loop Road that passed in front of the hotel was essentially reduced to a service road when the Lake area was bypassed by new road construction. With the hotel's public entrance changed to the north parking area in 1970, there was no need to further alter the porte cochere. It remained through the hotel's rehabilitation projects of the 1980s and was not altered when the south entrance driveways were repaired and repaved in 1987-1988 and in 1990.

Grand hotel construction in Yellowstone National Park was initiated in 1883 with the opening of the National Hotel[68] near the north entrance to the park at Mammoth Hot Springs adjacent to the Fort Yellowstone headquarters. The Northern Pacific Railroad opened a spur line to Cinnabar, Montana, and then Gardiner, Montana,[69] and the era of Grand Loop Road tours of the park began with accommodations managed by the railroad's subsidiary, the Yellowstone Park Improvement Company.[70] The turreted Queen Anne style National Hotel was designed by L. F. Buffington of St. Paul, Minnesota.[71] National Hotel, renamed Mammoth Hot Springs Hotel in 1904, was updated in style with flat roofs to reflect the Mammoth Terrace formations. This configuration was ultimately demolished in 1936, though a 1911-1913 wing was retained as part of the Reamer designed Art Deco style hotel complex,[72] now known as Mammoth Motor Inn.

By 1886, when the old National Hotel was finally completed, additional rudimentary accommodations were built at the Norris Geyser Basin, Grand Canyon of the Yellowstone, and on Lake Yellowstone. All were the product of the newly formed Yellowstone Park Association that supplanted the Improvement Company.[73] A new hotel building boom began in 1889 with the construction of frame hotels, all of a similar vernacular style with multi gables, at Canyon, Fountain Flats, and at Lake. All three essentially were completed in 1891 by contractor R. R. Cummings, though construction at Canyon lagged.[74] The Fountain Hotel was closed in 1916 after improvements in transportation made it obsolete to the loop tour. It was totally removed in 1927[75] Norris Hotel opened in 1886 and burned the following year; it was replaced with temporary structures. The Canyon Hotel of 1891-1892 eventually was incorporated into the new Canyon Hotel of 1910-1911, designed by Architect Robert C. Reamer. This large frame, hipped roof hotel, built in the Prairie style reflective of its position crowing a knoll near the Grand Canyon of the Yellowstone River, was expanded in 1922 and 1930-

---

[66] National Park Service, Denver Service Center, Technical Information Center Archive, Drawing No. YELL-2278.
[67] Ibid., Drawing No. YELL-61032.
[68] Mary Shivers Culpin, *"For the Benefit of the People:" The History of the Concession Development in Yellowstone National Park, 1872-1666* (Yellowstone NP, WY), 25.
[69] *Ibid.*, 10.
[70] *Ibid.*, 33.
[71] *Ibid.*, 12.
[72] Robert V. Goss, *Making Concessions in Yellowstone…*, (Gardiner, MT), 75.
[73] Culpin, *"For the Benefit of the People:" The History of the Concession Development…*, 33.
[74] *Ibid.*, 36-37.
[75] Goss, *Making Concessions in Yellowstone…*, 40.

1934. However, Canyon Hotel was destroyed by fire in 1960 during demolition.[76]

The greatest Yellowstone National Park hotel concession milestone, under the direction of Harry W. Child and the Yellowstone Park Association, occurred in 1903-1904 with the construction of the two remaining hotels in the park, Old Faithful Inn at the Upper Geyser Basin adjacent to Old Faithful Geyser and the remodeling of the 1889-1891 Lake Hotel structure situated on Lake Yellowstone. During the winter of 1902-1903, while vacationing on Coronado Island, San Diego, California, Child was first introduced to Architect Robert C. Reamer by Elisha S. Babcock, manager of the Hotel Del Coronado[77] where Reamer, a successful San Diego architect, had been working on behalf of the Reid Brothers, an architectural firm located in San Francisco.[78] Apparently Child was impressed with Reamer's design work and with a recommendation from Babcock hired Reamer to work with the Yellowstone Park Association on the development of plans for the Rustic style Old Faithful Inn. Earlier proposals for Old Faithful Inn in a Colonial Revival style from the late 1890s had been rejected.[79] Reamer left San Diego almost immediately and by early 1903 he had designed Old Faithful Inn that was built during the winter of 1903-1904 in Child's preferred Rustic style.[80] As such, Old Faithful Inn, listed as a National Historic Landmark in 1987, provided a significant visitor experience at Old Faithful Geyser where one could stay in one of the largest log buildings in America with a magnificent lobby, the product of several generations of railroad trestle builders. The hotel, in a wooded mountain area, reflected visitors' experiences with Rustic style architecture as often found in eastern mountains such as the Adirondacks.

Simultaneously, Reamer provided a design for the remodeling of Lake Hotel into a Colonial Revival style hotel that associated it with visitors' expectations for a waterfront location as the "Lake Colonial Hotel." The project substantially enlarged the earlier 51-room hotel that had been built in 1889-1891 to the design of Washington, D. C., architect N. T. Haller.[81] Facing south and overlooking Lake Yellowstone, the hotel's site was responsive to the arrival of visitors by boat from West Thumb on the southwest shore of the lake before the Grand Loop Road was completed. As seen in an early photograph of the 1889-1991 three-story hotel, with two slightly projecting façade pavilions topped with equilateral gable ends, was a study in simplicity. Its only architectural ornament was a one-story porch that extended across the east pavilion and was supported on turned columns. A second floor balcony on the porch roof was balustraded. The building was clapboarded and had a simple board frieze below the eaves and the splayed skirting of the gable ends. The upper two floors projected slightly over the first floor windows forming a continuous beltcourse; shallow skirt boarding extended over the foundation. Reportedly the walls were painted yellow. The standing seam iron roof had a widow's walk above the eastern pavilion.[82]

**Lake Hotel Construction History**

Construction materials for the remodeling of Lake Hotel were assembled on site during the winter of 1902-1903 while Reamer prepared construction drawings for the remodeling project that was announced in May 1903; the cost was reported to be $60,000. Reamer's ten sheets of construction drawings, "Alterations & Additions to Lake Hotel, Yellowstone Park," are part of the Haynes Foundation Collection, Montana Historical Society,

---

[76] *Ibid.*, 24.
[77] RuthQuinn, *Weaver of Dreams, The Life and Architecture of Robert C. Reamer* (Gardiner, MT), 5.
[78] *Ibid.*, 25.
[79] *Ibid.*, 6.
[80] *Ibid.*, 6.
[81] *Ibid.*, 43-44.
[82] Barbara Dittl and Joanne Mallmann, *Plain to Fancy, the Story of Lake Hotel* (Boulder, CO), 6.

Helena[83] By October 1903, Child was able to report that the Yellowstone Park Association had spent $52,650.78 on the project. Lake Hotel opened during the summer of 1904 with 210 rooms, most of which were in a new ell-shaped wing on the east end of the hotel. The presence of a boat concession prevented extending the façade to the east, so the wing extended to the north.[84] As redesigned by Reamer, the older hotel, perhaps in response to the earlier designs for a hotel at Old Faithful, certainly was cleverly converted into the more luxurious Colonial Revival style Lake Hotel. Each of the two original gabled pavilions of the façade was fronted with a three-story prostyle tetrastyle Ionic portico with Scamozzi capitals; the equilateral gable ends were converted to Colonial Revival style pediments. The façade was extended with the new east wing that was completed with a third Ionic portico of the same style that formed a pavilion at the angle of the wing where it turned north. Additional Colonial Revival style detailing included neoclassical cornices, trim, balconettes, dormers, and continuous balustrading that linked the three porticoes. All the neoclassical trim was painted white contrasting to "Flagler yellow" painted clapboarding. The remodeling brought the ungainly architecture of the earlier building up to date in style and put Lake Hotel in the national mainstream of hotel building as well as giving the hotel architectural significance to relate it to other hotels in the park. As such it became "Lake Colonial Hotel" briefly before reverting back to the name of Lake Hotel.

In 1910 a small one-story addition, with a semi-hexagonal end seen in an early photograph, was added to the west elevation of the dining room to provide additional seating though little is known of its history. During 1918 and 1919 because of World War I, Lake Hotel was closed, though in 1919 Reamer designed a porte cochere that was located in front of the central portico.[85] Because visitation increased after the war it was decided to expand the hotel and Reamer was asked to design a new east wing that was constructed in 1922-1923 east of the 1903-1904 wing.[86] This structure angled slightly from the axis of the façade supposedly to accommodate a rock outcropping. Following the east wing construction completed in 1923, the hotel was rewired and new plumbing was installed in the 1903-1904 east wing. Following the removal of the 1910 addition, foundations were laid for a two-story extension of the west dining room completed in 1924. The new west wing of dining room, with a semi-octagonal end and canted bay windows was designed by Link & Haire of Helena, Montana, who also expanded the kitchen wing north of the dining room. Modifications to the lobby in 1926 included the installation of the tiled Arts and Crafts style fireplace and the drinking fountain.[87]

Reamer was asked in 1928 to design two new additions to the hotel that included the south one-story solarium wing with its semi-octagonal end and a small one-story north addition for a lounge, now the gift shop that incorporates the first floor of the 1889-1891 public bathroom tower. Reamer also expanded the lobby by enclosing the first floor area of the central portico. This and the construction of the solarium necessitated the removal of the four-column 1919-1920 porte cochere and its reconstruction to the east with columns paralleling the entrance drive and connected to the central portico entrance by a side doorway. This configuration is seen in a color postcard of the facade that is post marked 1930. Reamer also remodeled the lobby into the Colonial Revival style at the time by eliminating the remaining original details of the 1889-1891 lobby and the later Arts and Crafts styling only retaining the tiled fireplace and drinking fountain. The allee of columns were detailed with pedestals and the lower run of the staircase was remodeled with Colonial Revival style voluted handrail and turned balusters replacing the original oak newel and balusters. This was Reamer's last involvement with the hotel[88] that had included, over the years, the removal of early Colonial Revival style details as seen in

[83] Quinn, *Weaver of Dreams…*, 46; Dittl, *Plain to Fancy…*, endpapers.
[84] *Ibid.*, 46.
[85] A & E Architects, *Historic Structures Report, Lake Yellowstone Hotel* (Missoula, MT), 15.
[86] *Ibid.*, 15.
[87] *Ibid.*, 16.
[88] *Ibid.*, 16.

historic photographs and postcards. Alterations to the central Ionic portico eliminated an elliptically arched entrance doorway and fanlight and flanking pairs of window openings. A similar elliptically arched doorway was removed behind the west portico. Four large wall-mounted Renaissance style cast metal lanterns flanking the central portico openings were also removed as was the continuous interconnecting balustrading with podia from the central portico through the east portico after the porch floors were changed to concrete. Because of the height of the floor of the west portico, the balustrading remains in place between the columns and extending from the corners. Finally, the widow's walk viewing platform over the 1889-1891 east wing was removed during later alterations.

East lake not neo Classical 2

**Alterations Since 1928**

again why

Though closed between 1939 and 1947 because of World War II, in 1940 the north guest room wing, constructed in 1903-1904, was demolished. The gable end outline is still visible on the north elevation of the hotel. When the hotel reopened a four-year maintenance project carried out upgrades including kitchen alterations in 1951, remodeling of the gift shop in 1965-1966 and 1968, replacing the foundation under the dining room wing, and lengthening the porte cochere by three additional columns for a total of seven paralleling the driveway. The construction was probably dictated by the increased automobile traffic after World War II. A black and white postcard view from the late and with a postmark of 1948 shows the hotel's façade with seven columns forming the porte cochere. The message that probably reflects the post war repair work reads in part, "This is Lake Hotel, isn't it a honey, though."

Laurie was correct tho.

Also according to construction documents maintained by the National Park Service's Denver Service Center, Technical Information Center, the staff dining room was enlarged in 1973. The successors of the Yellowstone Park Association, the Yellowstone Park Company sold their proprietary interests in Yellowstone National Park in 1966 and the ownership passed through a series of owners to General Host. Because of their inability to meet contract commitments the holdings, including Lake Hotel, were purchased by the federal government in 1978.[89]

Subsequently, the Park Service and TWA Services, Inc., then a subsidiary of the Canteen Corporation and now known as Xanterra, began a major program to upgrade the hotel as well as meet health-life-safety standards. Projects at Lake Hotel began in 1979 with stabilization of the structure with steel reinforcement of the Ionic porticoes and foundations, and reroofing under the direction of Gerald D. Graham of CTA Architects, Billings, Montana.[90] Additional projects documented in the Denver Service Center, Technical Information Center, include construction of fire stair towers, installation of fire doors and room door alterations accomplished in 1979-1980. The project was completed by Taylor Construction of Bozeman, Montana. A long-term concession management contract was awarded to TWA Services in 1981 when the kitchen was rehabilitated to the designs of the National Park Service. TWA Services, under the direction of H. L. Ritchie, began the rehabilitation project of the hotel's public spaces in 1983-1984. This project included a new registration desk, concierge desk, bar in the solarium area, reworking the façade of the old lounge into the gift shop, reworking the partition between the dining room and lobby, restoration of exterior windows in the area, and installation of architectural features in the dining room to recreate an historic ambiance. New public restrooms were created east of the lobby area in original guest rooms. In addition to the installation of etched glass panels in the lobby, the light fixtures were replaced and a crown moulding was installed around the ceiling beams forming coffers. At this time the public spaces were painted various shades of dusty rose with white trim. This extensive project was completed by Spencer and Associates, Palo Alto, California, under the direction of architects Harry Rodda and

---

[89] *Ibid.*, 1.
[90] Douglas Gordon and Stephanie Stubbs, "On Yellowstone Lake," Preservation News, May-June 1993, 22.

Linda Ludden, who worked with designer Susan Ritchie and former National Park Service Regional Historical Architect, Rodd L. Wheaton. This project also included the demolition of a 1970 covered walkway from the north parking lot to the north lobby doorway and replacement with a new north porch designed by Architect Charles Hudson of the Denver Service Center, who also designed the similar Post-Modern style north porch at the elevator lobby of the east wing

Room rehabilitation began in 1985-1986 in the west wing based on the designs of A & E Partners, Billings, Montana. The guest rooms were rehabilitated in a manner suggesting "summer hotel" décor. This project, designed by A & E Partners, Billings, Montana, led by James Bos and James McDonald, included installing private bathrooms for all rooms necessitating narrowing the corridors and removal of closets between the guest rooms; original bathrooms also were rehabilitated. All the millwork was retained as much as possible.

East wing room rehabilitation was completed in 1987 after the east wing foundation stabilization project was completed in 1986-1987. The porches were constructed to provide more suitable entrances on the north elevation relating to access from the north parking area leaving tour busses alone to use the south entrance after the Lake Area was bypassed by the Grand Loop Road in 1970. In 1987-1988 south access modifications were made to the driveway based on National Park Service planning. Additional site work was carried out in 1990. The Ionic columns were restored in 1999 and the public restrooms rehabilitated in 2004 to the designs of A & E Partners. Based on the recommendations of the 2007 Historic Structures Report, the National Park Service and the concessioner, Xanterra, propose to further upgrade the hotel to meet visitor expectations while maintaining its historic ambiance as Lake Yellowstone Hotel.

Why not reference the 2009 HSR?

**Architects**

Robert C. Reamer

The primary source for information on Robert Chamber Reamer is Ruth Quinn's book, *Weaver of Dreams, The Life and Architecture of Robert C. Reamer*. He was born in Oberlin, Ohio, in 1873. When is family migrated to Birmingham, Alabama in 1887, Reamer went to Detroit, Michigan, and stayed on to work in an architect's office until going to Chicago, probably in 1890 to work in the furniture industry. By 1895 Reamer was in San Diego, California, and established an architectural practice with Samuel Zimmer. The firm designed a few local projects and contracted with the San Francisco architectural firm Reid Brothers to provide on-site supervision of a department store project in San Diego. The collaboration continued in 1899 with improvements to the Hotel Del Coronado on Coronado Island. This project led to the 1902 introduction to Harry W. Child and Yellowstone National Park projects including the remodeling of Lake Hotel in 1903-1904.

Shortly thereafter he returned to California and worked in Los Angeles. In 1906 he retuned to Yellowstone to design a new Mammoth Hot Springs Hotel as well as other buildings before leaving the park, possibly for Chattanooga, Tennessee. Reamer again returned to Yellowstone in 1908 designing the Prairie style Harry W. Child Residence at Mammoth Hot Springs. He also began working on projects at Canyon and in 1909 designed the new Prairie style Canyon Hotel, built in 1910-1911. After that success, he joined his brother Daniel's architectural firm in Cleveland, Ohio. The firm provided proposed designs for Grove Park Inn, Ashville, North Carolina, and for the Mount Washington Summit Hotel, New Hampshire. In 1912-1913 Reamer was working on projects for the New Your, New Haven and Hartford Railroad and designed two depots as well as alterations to the Samoset Inn in Rockland, Maine.

He returned to Yellowstone in 1913 to remodel the old National Hotel into a more modern structure that involved removing the gable roofs and streamlining the building. A similar idea inspired the new east wing of

Old Faithful Inn built 1913-1914. Reamer continued to work in the area until he settled in Seattle, Washington, in 1918. There he designed various commercial buildings and went on to design small hotels in Washington communities including the Rustic style Lake Quinault Lodge in Quinault. Between 1925 and 1931 he designed several movie palaces with Chinese, Spanish-Moorish, Art Deco, and Mayan themes. Among other commercial projects he designed the tower of the Edmond Meany Hotel in Seattle in a streamlined Moderne style in 1930-1931 and continued to work in early Modernist styles for a variety commercial buildings as well as residences through 1936.

During this time of prolific work, Reamer returned to Yellowstone to work on the east wing and other modifications to Lake Hotel between 1922 and 1928. He also designed the 1927 west wing for Old Faithful Inn with a flat roof and (in) 96-room addition to Canyon Hotel in 1930. Between 1934 and 1938, Reamer proposed razing the old National-Mammoth Hot Springs Hotel and he completely redesigned a new facility with Art Deco style details. His health began to fail in 1935 and he died in Seattle in 1938. Robert C. Reamer, though, left a remarkable legacy as an inspired National Park architect and a remarkably able eclectic architect conversant in many styles that he handled adroitly at the same time as Old Faithful Inn and Lake Hotel attest.

Link & Haire

John Gustave Link was from Germany and had studied architecture at the Royal Academy at Lindau, Germany. He emigrated to Denver, Colorado, at age 19 and worked as an architectural draftsman for six years. He moved to St. Louis, Missouri, before moving on to Butte, Montana, in 1896 where he was involved in the architectural partnership of Link & Donovan. In 1900 Link partnered with Joseph T. Carter and designed the 1904 Montana State Building at the Louisiana Purchase Exposition in St. Louis, Missouri. In 1905 he established the partnership with Charles Sidney Haire. They were best known for their 1909 design work for the wings to the Montana State Capital in Helena, Montana, along with Frank Mills Andrews of New York.

Haire, supervising architect for the state capital project, was born in 1857 near Cincinnati, Ohio, and worked as a draftsman for seven years in Ohio. He subsequently worked as a draftsman for the Union Pacific Railroad in Idaho and for the Great Northern in Butte, Montana, where he settled. He is known for the design of buildings at Montana State Agricultural College at Bozeman, the State Normal School at Dillon, and for a school for the deaf and bind at Boulder, Montana. Haire was a supervising architect for the State of Montana on the State Capital additions project in Helena, Montana, and was known for his mediating role with the Montana Board of Examiners regarding architectural issues.[91] At the time of the 1924 project involving the Lake Hotel dining room extension at Yellowstone National Park, Link & Haire were a well established architectural firm in Helena, Montana. They probably were selected to provide architectural services for the Lake Hotel project, since Robert C. Reamer was fully engaged in practicing architecture in Seattle, Washington, and because Link & Haire were working in 1924-1925 on several buildings located in Gardiner, Montana, for the Yellowstone Park Transportation Company.[92]

**Integrity**

Lake Hotel remains essentially as it was completed in 1928, the year of the last addition designed by Robert C. Reamer. The major alteration was the removal of the north wing in 1940; however, the south façade has remained unchanged including the maintenance of the yellow clapboarding and white trim paint scheme. Since

---

[91] James R. McDonald, Architects, *Historic Structure Report, Montana State Capitol* (Missoula, MT), 23-27.
[92] Quinn, *Weaver of Dreams…*, 51, 163.

it was acquired in fee by the National Park Service in 1978 it has undergone several rehabilitation projects that were all designed to respect the original architecture as much as possible with regard to the exterior and to the interior while bringing the hotel up to modern guest standards. All preservation and rehabilitation decisions were made with respect to the fact that hotel was determined eligible for the National Register and was subsequently listed on the National Register in 1991. Thus, it was treated as a historic building and as part of the Lake Hotel Historic District determined eligible for the National Register in 1994. All activities were carried out in compliance with Section 106 of the National Historic Preservation Act of 1966, Amended. Lake Hotel, now Lake Yellowstone Hotel, will continue to function as originally designed for visitor accommodation in the future as part of the chain of hotels and lodges managed by a concessions contract administered by Yellowstone National Park.

You may be able to change the name of the hotel but not the name of the lake.

## 9. MAJOR BIBLIOGRAPHICAL REFERENCES

Previous documentation on file (NPS):

__ Preliminary Determination of Individual Listing (36 CFR 67) has been requested.
_X_ Previously Listed in the National Register. 1991 (Single Listing), 1994 (Lake Historic District)
__ Previously Determined Eligible by the National Register.
__ Designated a National Historic Landmark.
_X_ Recorded by Historic American Buildings Survey: #WYO,20-LAK
__ Recorded by Historic American Engineering Record:

Primary Location of Additional Data:

__ State Historic Preservation Office
_X_ Other State Agency (Montana Historical Society, Haynes Collection Foundation
_X_ Federal Agency (National Park Service: Yellowstone National Park Library and Archives; Denver Service Center-Technical Information Center)
__ Local Government
__ University
__ Other (Specify Repository):

**Lake Hotel Bibliography**

**Lake Hotel Archives**

National Park Service, Denver Service Center, Technical Information Center. Yellowstone National Park, Lake Hotel documents and drawings; Denver, Colorado.

State of Wyoming, Division of Parks and Cultural Resources, State Historic Preservation Office, Cheyenne, Wyoming; Yellowstone List of Classified Structures, Lake Hotel, LCS #50615, and Lake Area, undated; Determinations of Eligibility, Lake Hotel (John Daugherty, 1979) and Lake Historic District (Susan A. Tenney,. 1984; DOE, August 4, 1994); and, Lake Hotel National Register of Historic Places (Rodd L. Wheaton and Mary Shivers Culpin, March 12,1991; listed May 16, 1991).

Yellowstone National Park Library and Archives, Gardiner, Montana. Inventory for National Park Service Records, Concession Series, Lake Hotel files; Lake Hotel museum items collection including photographs; and, *The "New" Lake Hotel*, assembled by Spencer and Associates, 1984, for TWA Services, Inc., that includes a history, letters of congratulation, newspaper clippings, and photographs of the recently restored lobby, solarium, and dining room.

Rodd L. Wheaton collection of historic and vintage postcards of Lake Hotel from circa 1905 through 1984 and historic and vintage postcards of Colonial Revival style resort hotels and other hotels of the era; Englewood, Colorado..

**Lake Hotel Publications and Manuscripts**

A & E Architects. *Historic Structures Report, Lake Yellowstone Hotel* (draft). Missoula, Montana: A & E Architects, 2007.

Barnes, Christine. *Great Lodges of the National Parks, Volume Two*. Portland, Oregon: Graphic Arts Books, 20008.

Culpin, Mary Shivers. *"For the Benefit and Enjoyment of the People:" The History of the Concession Development in Yellowstone National Park, 1872-1966.* Yellowstone Center for Resources: Yellowstone National Park, Wyoming, 2003.

Dittl, Barbara, and Joanne Mallmann. *Plain to Fancy, The Story of the Lake Hotel*. Boulder, Colorado: Roberts Rinehart, Inc., Publishers, 1987.

Gordon, Douglas, and Stephanie Stubbs. "On Yellowstone Lake," *Preservation News*, May/June 1993.

Goss, Robert V. *Making Concessions in Yellowstone, A Who's Who of the Explorers, Exploiters, Enthusiasts and Enterprises in Yellowstone National Park.* Private publisher, Gardiner, Montana, 2003.

Haines, Aubrey L. *The Yellowstone Story: A History of Our First National Park,* 2 vols. Yellowstone National Park, Wyoming, Yellowstone Library and Museum Association with the Colorado Association University Press, 1977.

McDonald, James R. *Historic Structures Report, Montana State Capitol*. Unpublished manuscript, Missoula, Montana, November 1981.

Mattison, Ray. Report on Historical Structures of Yellowstone National Park. Washington, DC: U.S. Government Printing Office, 1960.

Mote, James, and A. Berle Clemensen. H*istoric Structures Report, Historical Data Sections, Lake Hotel, Lake Lodge, Roosevelt Lodge, Old Faithful Lodge, Yellowstone National Park, Wyoming* (unpublished manuscript). Denver, Colorado: Denver Service Center, 1981.

Quinn, Ruth. *Weaver of Dreams, The Life and Architecture of Robert C. Reamer*. Gardiner, Montana: Leslie & Ruth Quinn, Publishers, 2004.

**Lake Hotel Interviews**

Rodd L. Wheaton interview with Laura Soulliere Harrison Gates, December 2, 2008.

Rodd L. Wheaton interviews with former National Park Service and TWA Services, Inc., employees who were involved in the restoration of Lake Hotel from 1979 to 1989: Marvin Wall, Charles Hudson, and Curt Edlund; December 12, 2008.

Rodd L. Wheaton interview with Harold L. Ritchie, former President, Yellowstone Park Division, TWA Services, Inc. from 1980-1985; December 20, 2008.

**Other Hotels**

Ayers, R. Wayne. *Images of America, Florida's Grand Hotels from the Gilded Age.* Charleston, South Carolina: Arcadia Publishing, 2005.

Barnes, Christine. *Great Lodges of the National Parks.* Bend, Oregon: W. W. West, 2002.

Braden, Susan B. *The Architecture of Leisure, The Florida Resort Hotels of Henry Flagler and Henry Plant.* Gainesville, Florida: University Press of Florida, 2003.

Chambers, S. Allen, Jr. *National Landmarks, America's Treasures, The National Park Foundation's Complete Guide to National Historic Landmarks.* New York: John Wiley & Sons for the National Park Service, 2000.

Corbett, Theodore. *The Making of American Resorts, Saratoga Springs, Ballston Spa, Lake George.* New Brunswick, New Jersey: Rutgers University Press, 2001.

Curtis, Wayne. "Back Home in Indiana, Two Resort Hotels—a Domed Marvel and its Gilded Age Sibling—Get the Royal Restoration Treatment," *Preservation* Magazine, May-June 2007; pp. 41-45.

Dorwart, Jeffery M. *Cape May Country, New Jersey, The Making of an American Resort Community.* New Brunswick, New Jersey: Rutgers University Press, 1996.

Emerson, David. *Images of America, White Mountain Hotels, Inns, and Taverns.* Dover, New Hampshire: Chalford Publishing Corporation and Arcadia Publishing, 1996.

Gillette, Jane Brown. "Pleasure Dome," *Preservation* Magazine, Sept-Oct 1992; pp. ____.

Graham, Thomas. Flagler's *Grand Hotel Alcazar.* St. Augustine, Florida: St. Augustine Historical Society, 1969.

Graham, Thomas. *Flagler's Magnificent Hotel Ponce De Leon.* St. Augustine, Florida: St. Augustine Historical Society, 1990.

Goc, Michael J. (ed.). *The Dells, An Illustrated History of Wisconsin Dells. Friendship*, Wisconsin: New Past Press, 1999.

Harrison, Laura Soulliere. *Architecture in the Parks: National Historic Landmark Theme Study.* Washington, DC: National Park Service, 1986

Hotel Del Coronado, *An American Treasure with a Storybook Past.* San Diego, California: Hotel Del Coronado, 2001.

Joki, Robert. *Images of Victorian America, Saratoga Lost.* Hendersonville, New York: Black Dome Press Corporation, 1998, 2000.

Josephson, Robi. *Images of America, Mohonk Mountain House and Preserve.* Portsmouth, New Hampshire: Tempus Publishing, Inc. and Arcadia Publishing, 2002.

Kaiser, Harvey H. *Landmarks in the Landscape.* San Francisco, California: Chronicle Books, 1997.

Lasky, Ron. *A Concise History of The Stanley Hotel, Estes Park, Colorado.* Estes Park, Colorado: Write On Publishers, 2001.

Limerick, Jeffrey, Nancy Ferguson, and Richard Oliver. *America's Grand Resort Hotels.* New York: Pantheon Press, 1979.

McCabe, John. *Grand Hotel, Mackinac Island.* Sault Ste. Marie, Michigan: The Unicorn Press, 1997.

*Picturesque Hot Springs National Park, Arkansas.* Hot Springs, Arkansas: James Glass, circa 1925.

Pocher, Don and Pat. *Postcard History Series, Cape May in Vintage Postcards.* Charleston, South Carolina: Arcadia Publishing, 1998.

Richards, David L. *Poland Spring, A Tale of the Gilded Age, 1860-1900.* Durham, New Hampshire: Univerisity of New Hampshire Press, 2005.

Reinhart, Karen Wildung, and Jeff Henry. *Old Faithful Inn, Crown Jewel of National Park Lodges.* Emigrant, Montana: Roche Juane, Inc., 2004.

Robinson, J. Dennis. *Wentworth by the Sea, The Life and Times of a Grand Hotel.* Portsmouth, New Hampshire: Peter E. Randall Publishers, 2004.

Rust, Mary Jane Massey. *Historic Hotels of the Rocky Mountains.* Niwot, Colorado: Roberts Rinehart Publishers, 1997.

Sandoval-Strausz, A. K. *Hotel, An American History.* New Haven, Connecticut: Yale University Press, 2007.

Salvini, Emil R. The Summer City by the Sea, Cape May, New Jersey. New Brunswick, New Jersey: Rutgers University Press, 2004.

Tolles, Bryant F. Tolles, Jr. *The Grand Resort Hotels of the White Mountains, A Vanishing Architectural Legacy.* Boston: David R. Godine, 1998.

Tolles, Bryant F., Jr. *Resort Hotels of the Adirondacks, The Architecture of a Summer Paradise, 1850-19050.* Lebanon, New Hampshire: University Press of New England, 2003.

Tooles, Bryant F., Jr. *Summer by the Seaside, The Architecture of New England Coastal Resort Hotels, 1820-1950.* Lebanon, New Hampshire: University Press of New England, 2008.

Van Zandt, Roland. *The Catskill Mountain House.* Hendersonville, New York: Black Dome Press Corporaton, 1966, 1991, 1997.

Ward, Susan Bayer. "Historic Honolulu Hotels: Three Grande Dames on Waikiki Beach Have Enchanted Visitors for Generations," *Travel America*, March 1, 2005; no page numbers given for reprint.

Wolinski, David B. (ed.). *Historic Hotels of America.* Washington, D.C.: The Preservation Press, 1994.

Wilson, Richard Guy (ed.). *Victorian Resorts and Hotels.* Philadelphia, Pennsylvania: The Victorian Society

in America, 1982.

**Travel**

Aron, Cindy A., *Working at Play, A History of Vacations in the United States*. New York: Oxford University Press, 1999.

Bergquist, Roger. *A Pictorial History of Estes Park, Colorado*. Estes Park, Colorado: Roger Bergquist, 1968, 1993.

Brown, Dona. *Inventing New England, Regional Tourism in the Nineteenth Century*. Washington, D.C.: Smithsonian Institution Press, 1995.

Hill, Ruth Ann. *Discovering Old Bar Harbor and Acadia National Park*. Camden, Maine: Down East Books, 1996.

Jones, Constance (ed.), *239 Great Places to Escape to Nature without Roughing It*. New York: Fodor's Travel Publications, 2006.

National Trust for Historic Preservation. *Historic Hotels of America, 2005 Directory*. Washington, DC: National Trust for Historic Preservation, 2005.

Piljac, Thomas, and Pamela Lach. *Mackinac Island*. Chicago, Illinois: Chicago Review Press, 1988, 1989.

Saratoga Springs Preservation Foundation. *Hoofing It! 8 Historic Walking Tours*. Saratoga Springs, New York: Saratoga Springs Preservation Foundation, 2005.

Sears, John F., *Sacred Places, American Tourist Attractions in the Nineteenth Century*. Amherst, Massachusetts: University of Massachusetts Press, 1989.

**Colonial Revival**

Axelrod, Alan (ed.). *The Colonial Revival in America*. New York: W. W. Norton & Co. 1985.

Hamlin, Talbot. *Greek Revival Architecture in America: Being an Account of Important Trends in American Architecture and American Life Prior to the War Between the States*. New York: Dover Publications, Inc., 1944, 1964.

Massey, James C., and Shirley Maxwell. "Early Colonial Revival," *Old-House Journal*, June 2004, pp 82-89.

Massey, James C., and Shirley Maxwell. "Style: The Changing Face of the Colonial Revival House," Old-House Journal, April 2007, pp. 68-73.

Murphy, Kevin D. *Colonial Revival Maine*. New York: Princeton Architectural Press, 2004.

Poore, Patricia. "The Colonial Revival," *Old-House Interiors*, Summer 1995, pp. 64-69.

Saint, Andrew. *Richard Norman Shaw*. New Haven, Connecticut: Yale University Press, 1976.

Wilson, Richard Guy. *The Colonial Revival House*. New York: Harry N. Abrams, Inc., 2004.

Wilson, Richard Guy, Shaun Eyring, and Kenny Marotta (eds.). *Recreating the American Past, Essays on the Colonial Revival*. Charlottesville, Virginia: University of Virginia Press, 2006.

## 10. GEOGRAPHICAL DATA

Acreage of Property: **Approximately 5.75 acres**

UTM References: **Zone 12**
**A. 1102405 Easting; 443256 Northing**
**B. 1102404 Easting; 443301 Northing**
**C. 1102402 Easting; 443301 Northing**
**D. 1102402 Easting; 443300 Northing**
**E. 1002354 Easting; 443259 Northing**
**F. 1002354 Easting; 443256 Northing**

Verbal Boundary Description: The boundary of Lake Hotel, Yellowstone National Park, follows the north shore of Lake Yellowstone where it intersects a west boundary running parallel to the west wing to intersect a point with the north boundary that extends north of the kitchen wing and steps down between the hotel and the power house then extends approximately parallel with the north elevation of the hotel to intersect with an east boundary that is parallel with the east wing and extends south to the lake shore. The boundary is roughly L-shaped.

Boundary Justification: The boundary encloses the hotel structure omitting all the support buildings to the north. In addition, it includes a section of the bluff above Lake Yellowstone, a section of the original Loop Road, and the south entrance drives to the south façade.

## 11. FORM PREPARED BY

Name/Title: Rodd L. Wheaton, Architectural Historian

Address: 3021 S. Cornell Circle, Englewood, CO 80113-3012

Telephone: 303 789-9550

Date: February 9, 2009

Edited by:

National Historic Landmarks Survey
National Park Service
1849 C St., N.W.
Room NC-400
Washington, DC 20240

Telephone: (202)343-

NATIONAL HISTORIC LANDMARKS SURVEY
(September 22, 2009)[1]

1

# APPENDIX D - STRUCTURAL ASSESSMENT

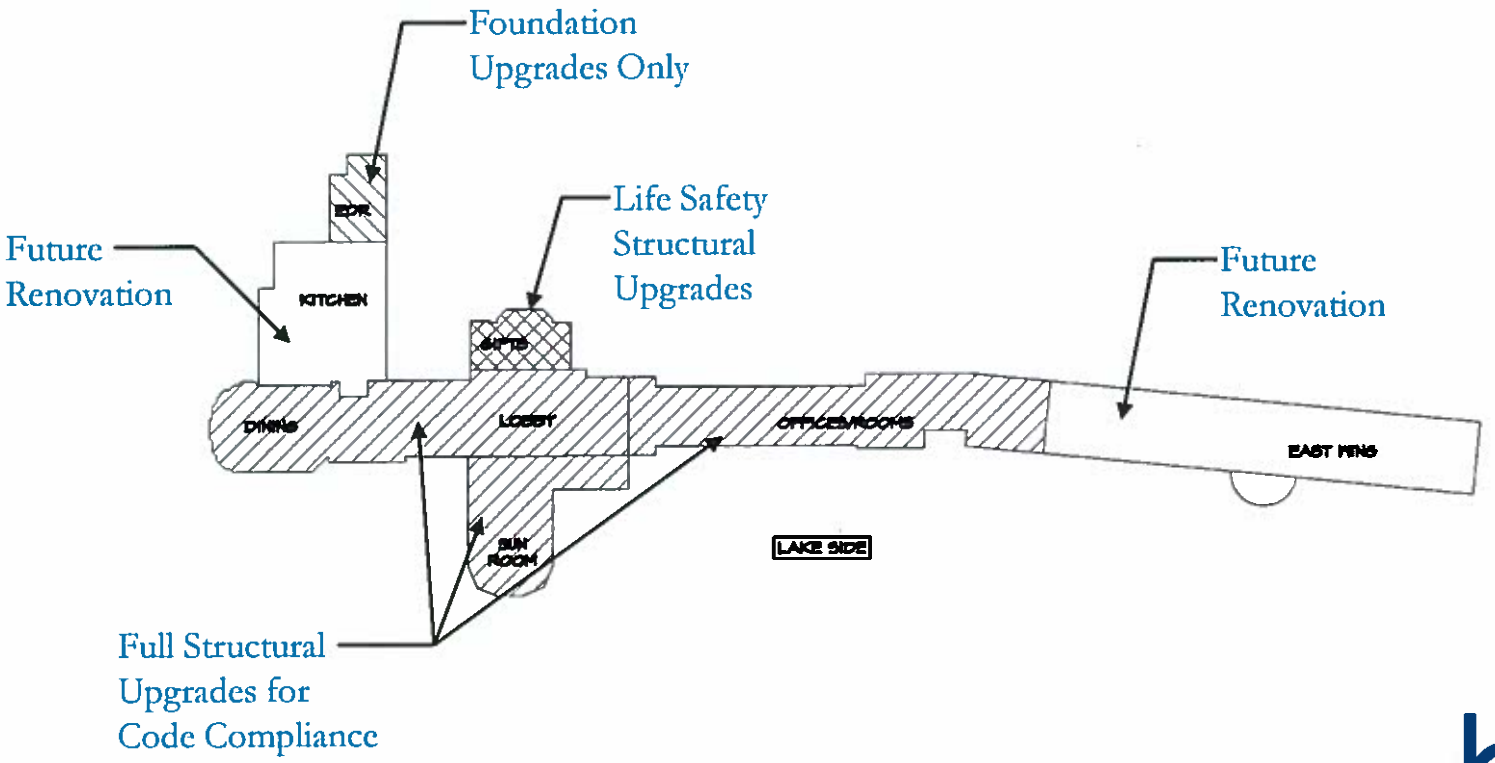
# The Renovation of the Historic Lake Hotel



## Structural Upgrades

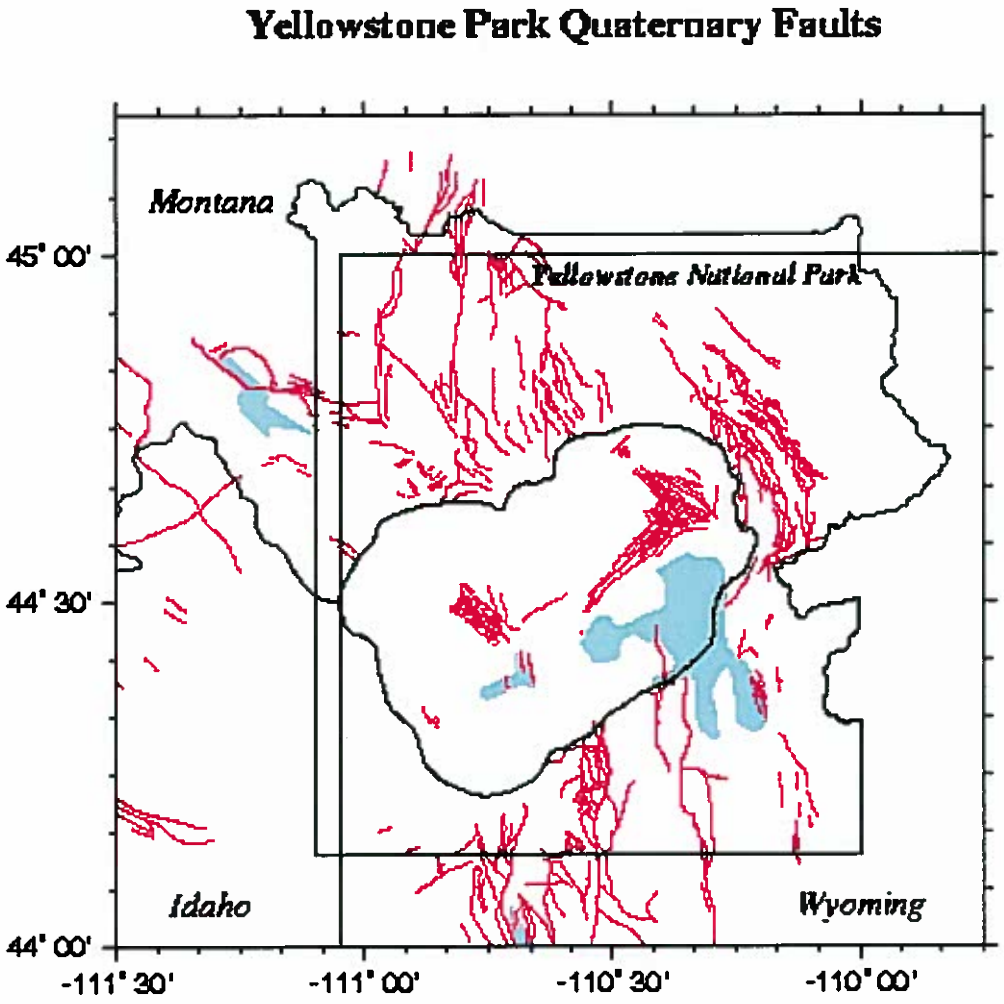
bce STRUCTURAL | BEAUDETTE CONSULTING ENGINEERS, INC.

# The Renovation of the Historic Lake Hotel: Areas to be Renovated




bce
STRUCTURAL

# The Renovation of the Historic Lake Hotel: Seismic Fault Lines




bce STRUCTURAL

# The Renovation of the Historic Lake Hotel: Lateral Upgrades

- Open Spaces on First Floor Lack Lateral Force Resisting System.

- Lateral Force Resisting Elements Must be Installed at Level 1 to Carry Loads to Foundation.

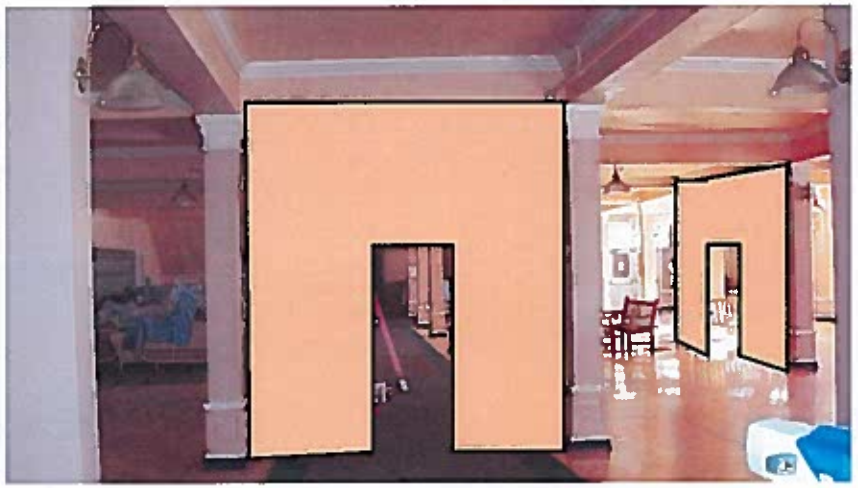




bce STRUCTURAL

# The Renovation of the Historic Lake Hotel: Lateral Upgrades





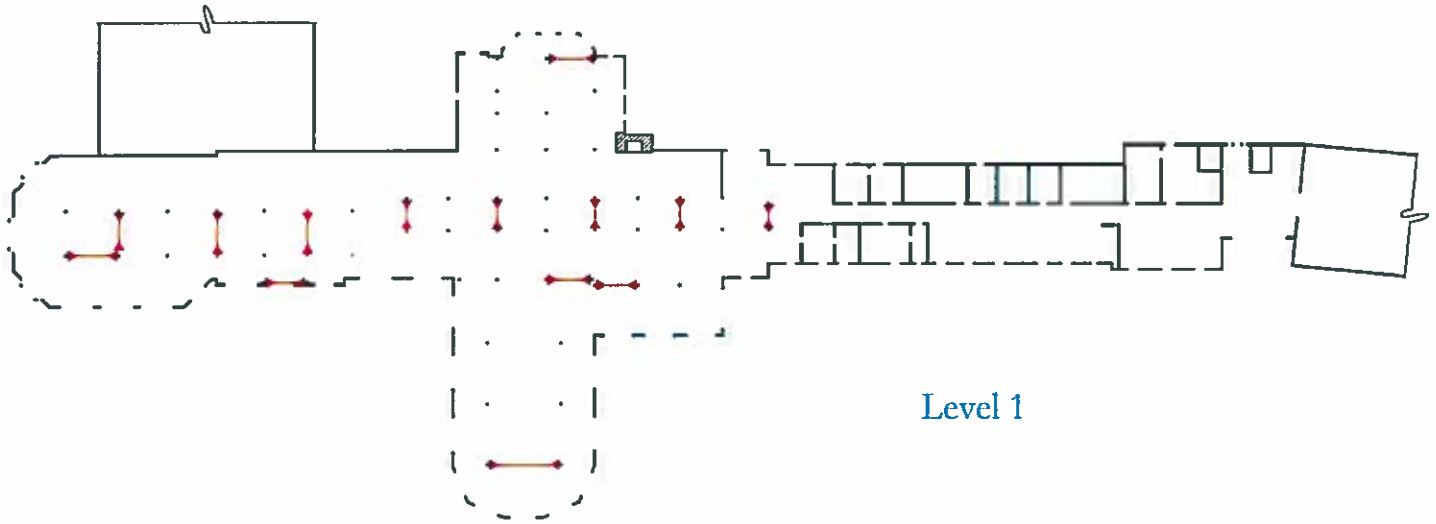


Three Options for Level 1:

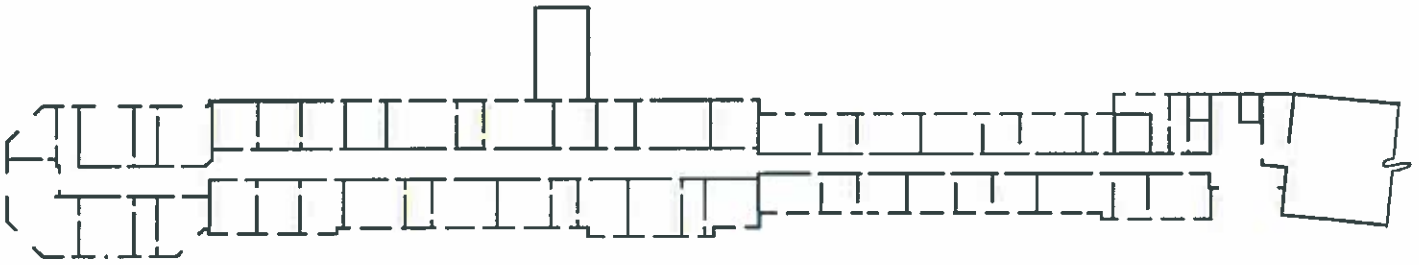
- X Braces
- Shear Walls
- Moment Frames

bce STRUCTURAL

# The Renovation of the Historic Lake Hotel: Lateral Upgrades



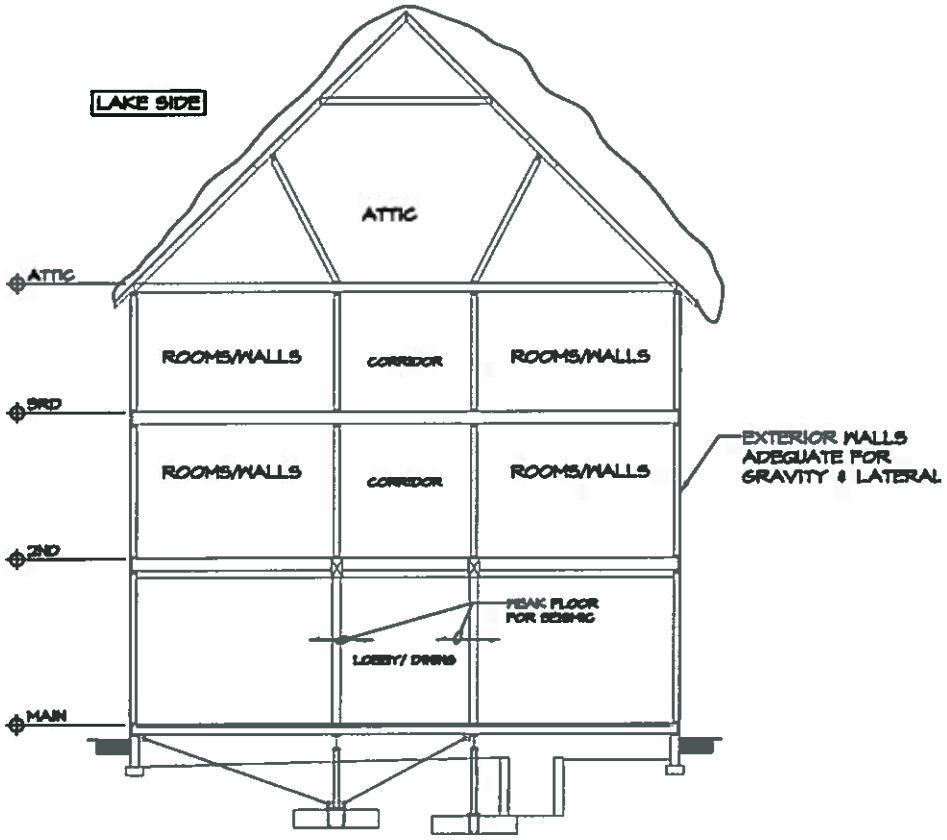
Level 1

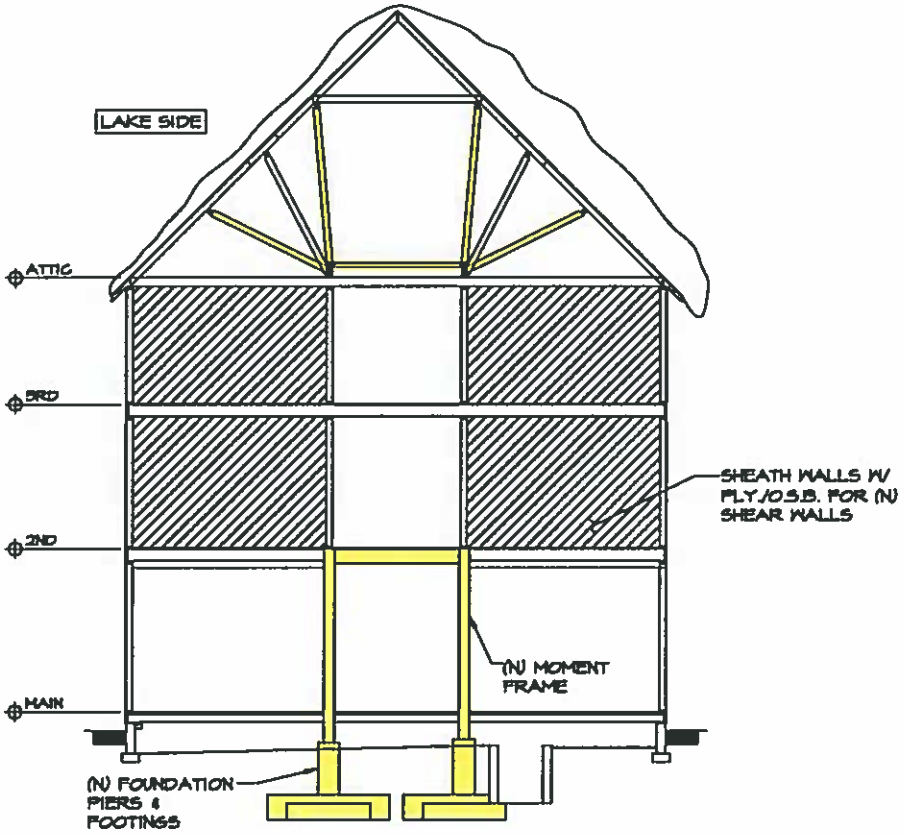


Level 2, 3

bce STRUCTURAL

# The Renovation of the Historic Lake Hotel: Lateral Upgrades



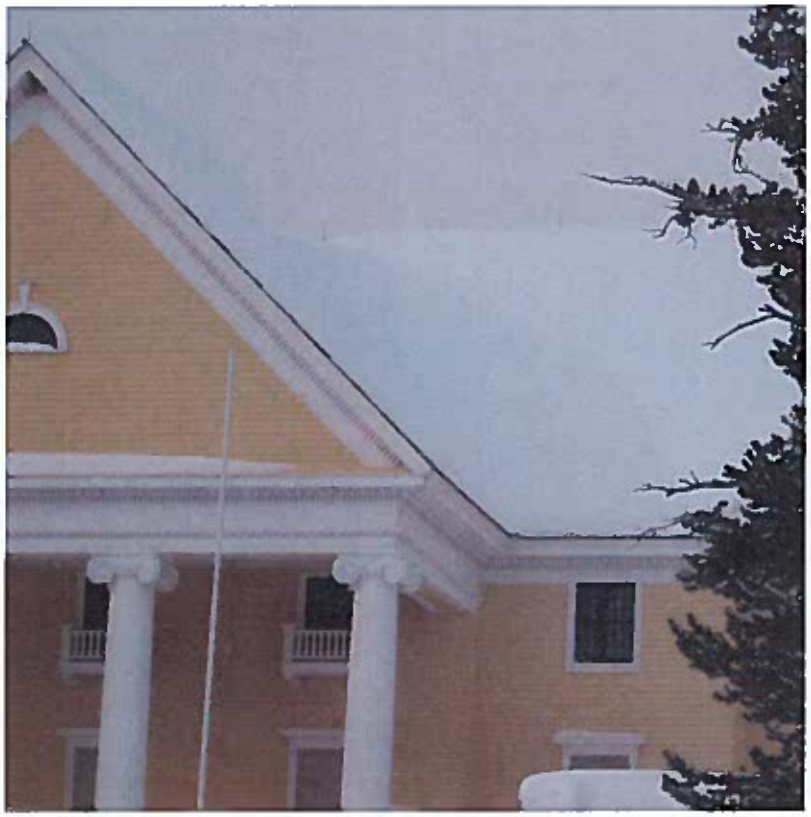

bce STRUCTURAL

# The Renovation of the Historic Lake Hotel: Lateral Upgrades

- No Additional Floor Sheathing will be Added.
- No Additional Wall Sheathing Needed in Long Direction of Building.
- 20% of Snow Load Must be Added into Seismic Weight, Increasing Lateral Forces.
- In Future Reroof, Ply/OSB should be added atop perpendicular skip sheathing.
- No significant revisions to Colonnades.

bce STRUCTURAL

# The Renovation of the Historic Lake Hotel: Roof Upgrades for Snow Loading





- Snow Collects in Valleys (Left)
- Unbalanced Snow Loads Occur on Roof.

bce STRUCTURAL

# The Renovation of the Historic Lake Hotel: Roof Upgrades for Snow Loading



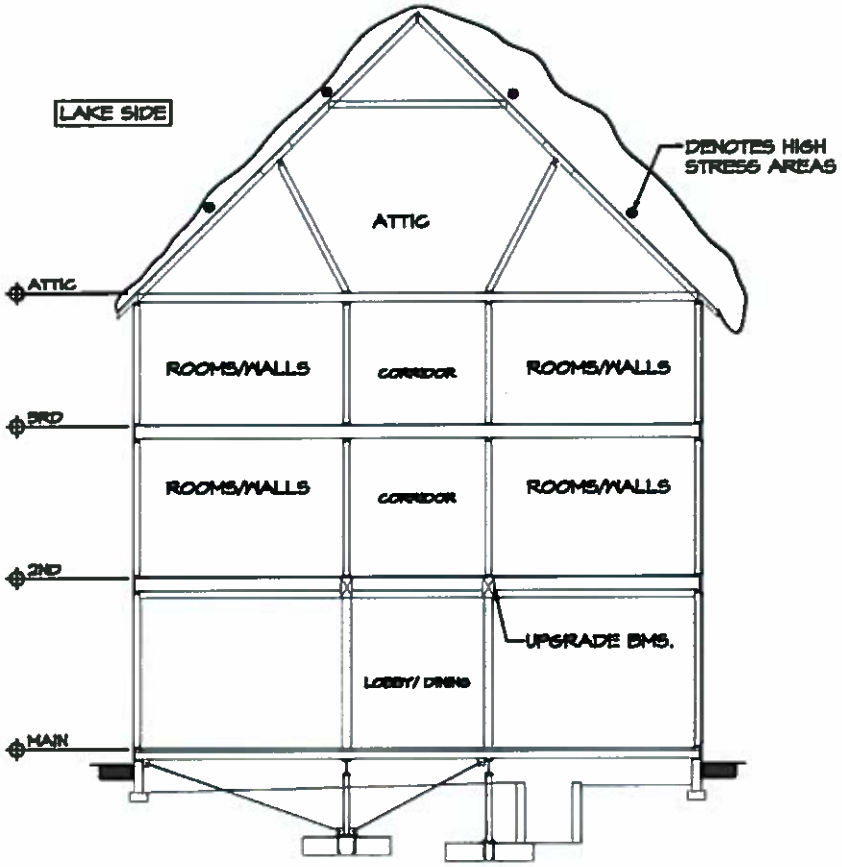




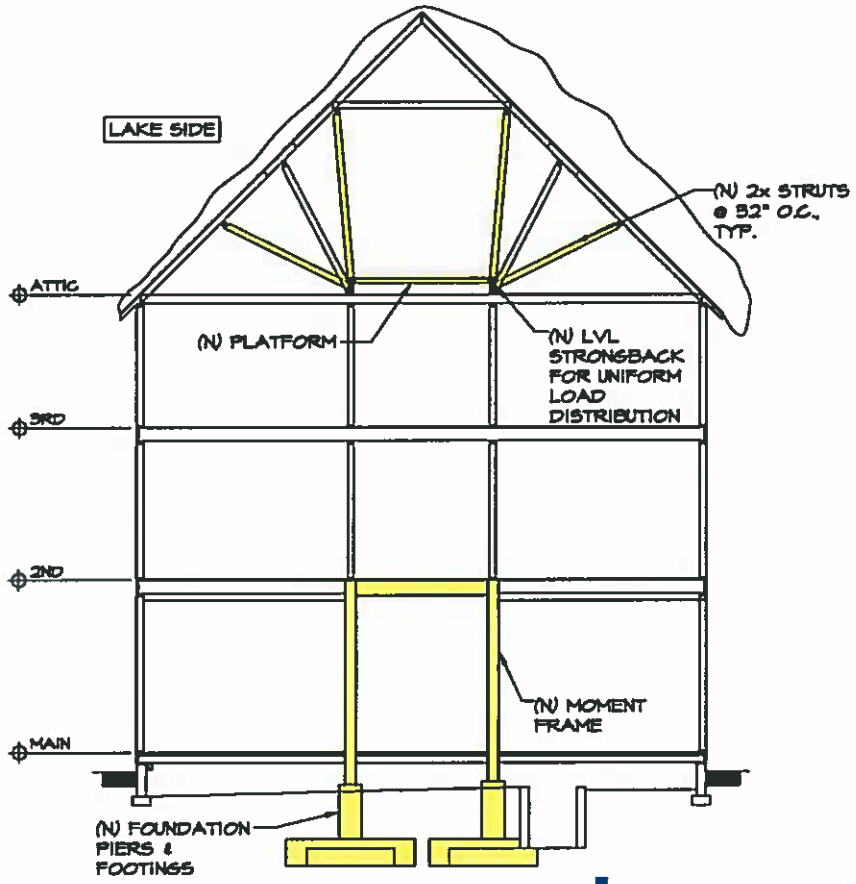
- Consistent Existing Structure, Add Consistent Support Lines.
- Support Ridges and Valleys.
- Upgrade Connections.

bce STRUCTURAL

# The Renovation of the Historic Lake Hotel: Roof Upgrades for Snow Loading



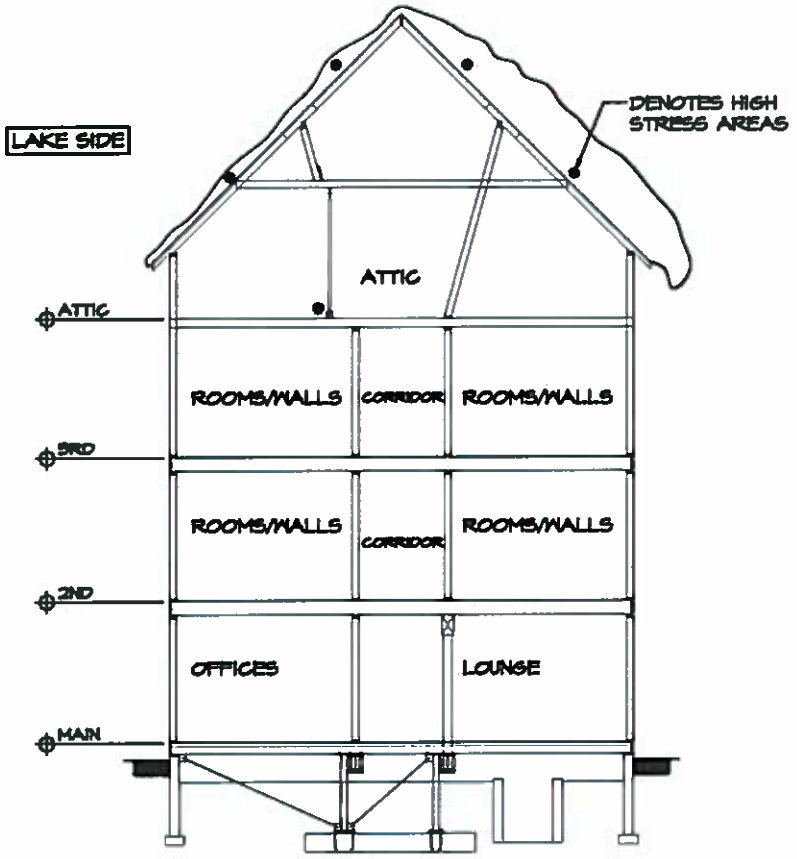

Existing Section



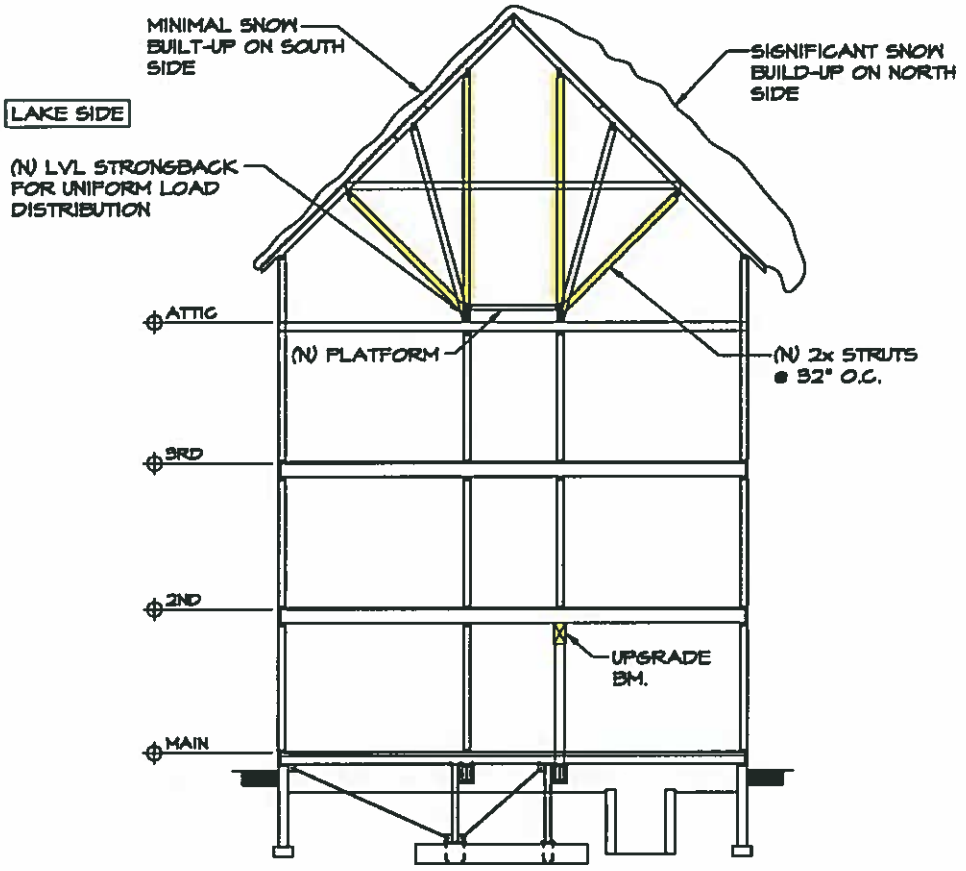

New Section

bce STRUCTURAL

# The Renovation of the Historic Lake Hotel: Roof Upgrades for Snow Loading




Existing Section




New Section

bce STRUCTURAL

# The Renovation of the Historic Lake Hotel: Floor Leveling





bce STRUCTURAL

# The Renovation of the Historic Lake Hotel: Floor Leveling







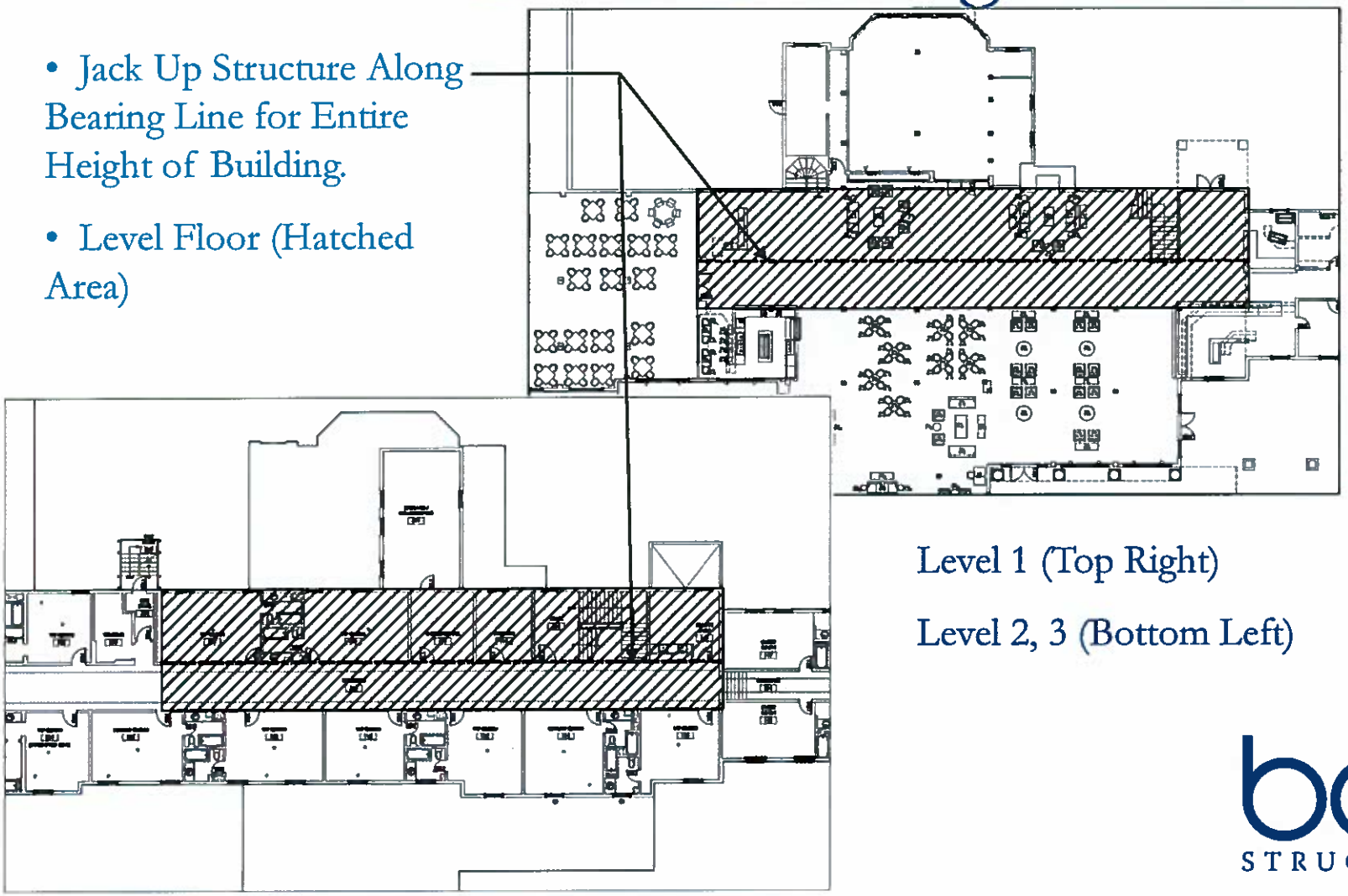
- Excessively Notched Joists.
- Deteriorated Joists.
- Excessive Shimming.

bce STRUCTURAL

# The Renovation of the Historic Lake Hotel:

## Floor Leveling

- Jack Up Structure Along Bearing Line for Entire Height of Building.
- Level Floor (Hatched Area)



Level 1 (Top Right)

Level 2, 3 (Bottom Left)

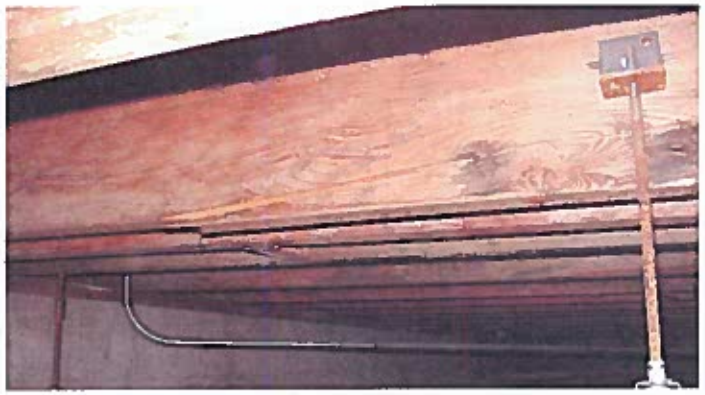
bce STRUCTURAL

# The Renovation of the Historic Lake Hotel: Window Sill Deterioration



bce
STRUCTURAL

# The Renovation of the Historic Lake Hotel: EDR Foundation Upgrades









bce STRUCTURAL

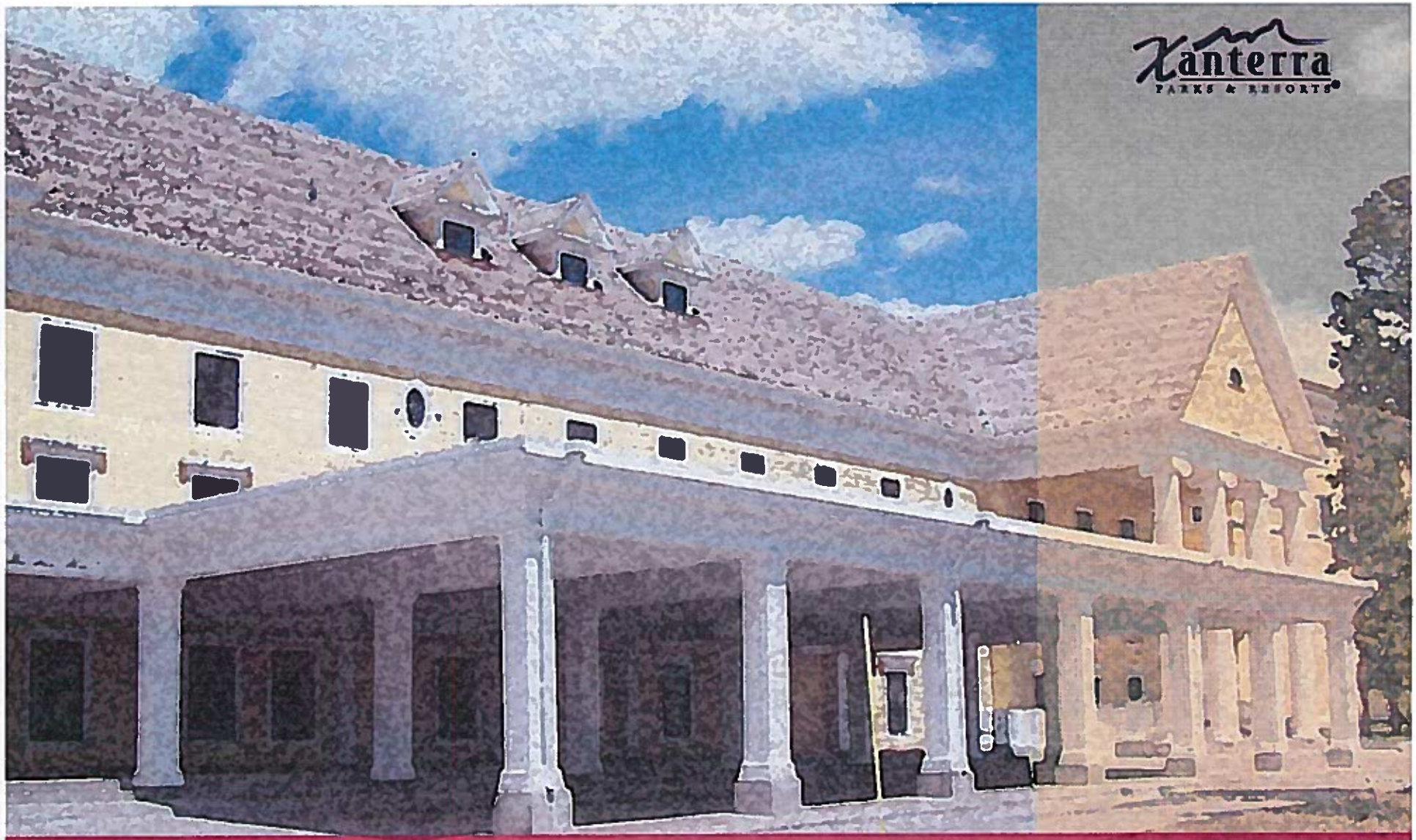
# The Renovation of the Historic Lake Hotel



Thank you! Questions?

bce STRUCTURAL | BEAUDETTE CONSULTING ENGINEERS, INC.

# APPENDIX E - SCHEMATIC DESIGN



Xanterra
PARKS & RESORTS

# THE RENOVATION OF LAKE HOTEL

Yellowstone National Park, WY

A&E
ARCHITECTS

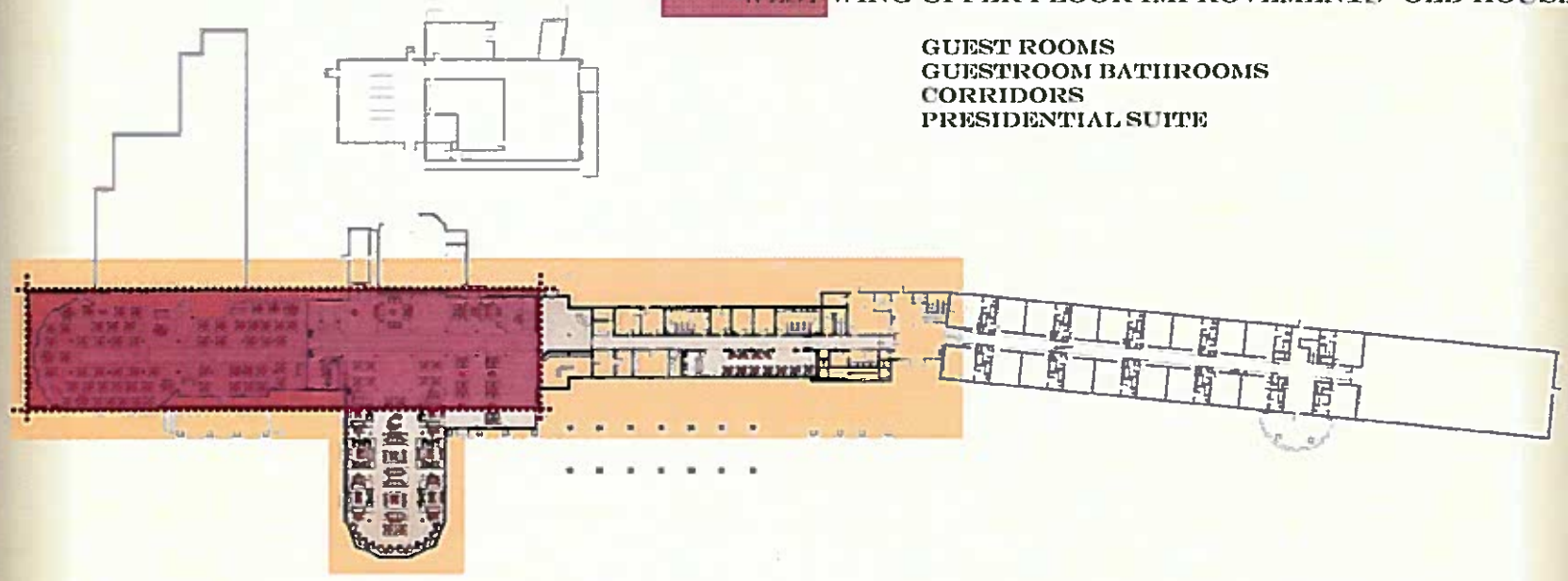
September 2007

MAIN FLOOR PUBLIC SPACE IMPROVEMENTS

DINING ROOM
DINING RESERVATIONS / SEATING
REGISTRATION / ACTIVITIES / BELLHOP
SUN ROOM / BAR
DELI / VENDING / ADA
PUBLIC ELEVATOR

WEST WING UPPER FLOOR IMPROVEMENTS "OLD HOUSE"

GUEST ROOMS
GUESTROOM BATHROOMS
CORRIDORS
PRESIDENTIAL SUITE

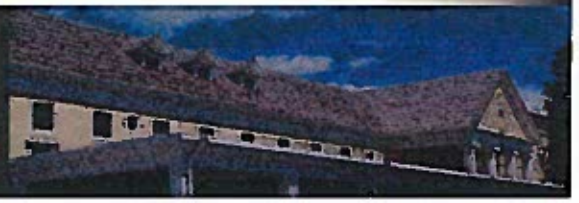


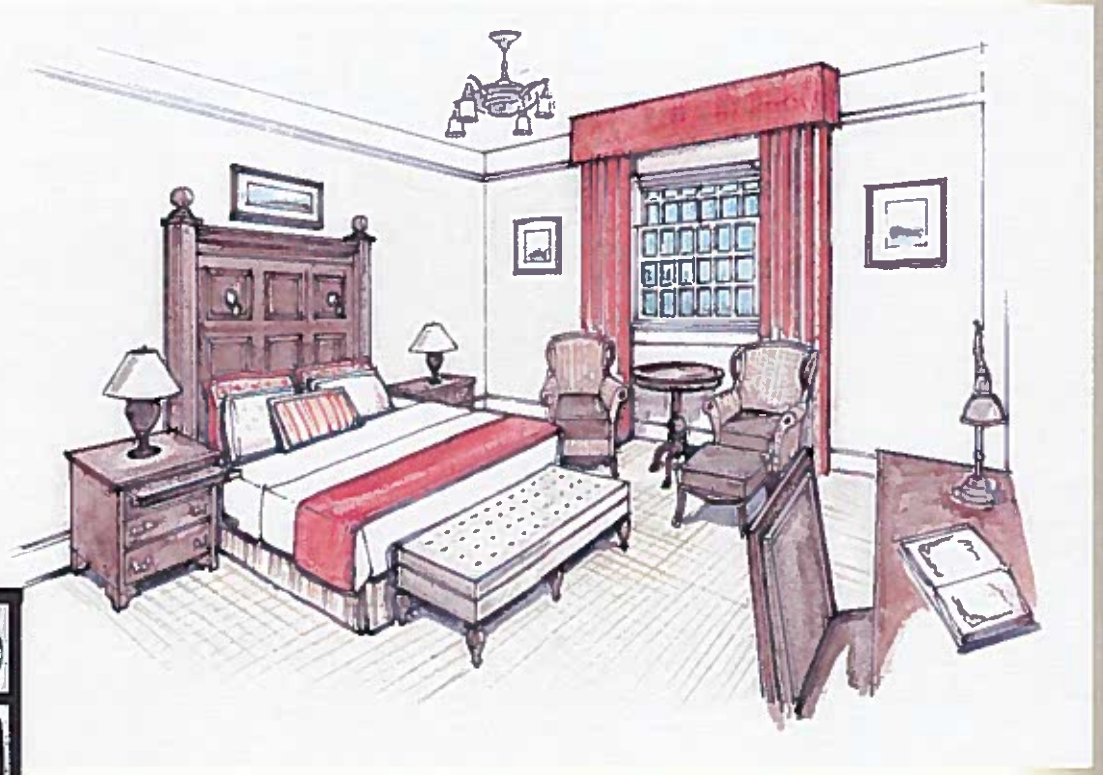
# BUILDING PLAN

A&E ARCHITECTS

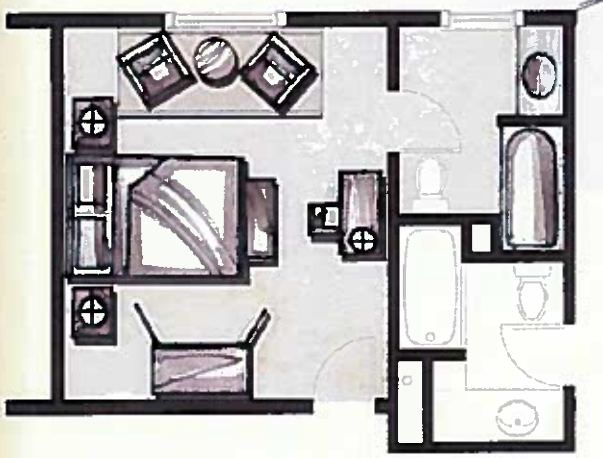
## THE RENOVATION OF LAKE HOTEL

YELLOWSTONE NATIONAL PARK, WY





Plan



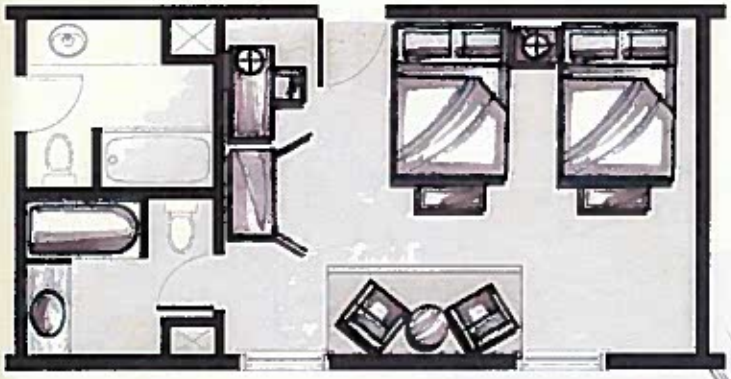
GUESTROOM

A&E ARCHITECTS

THE RENOVATION OF LAKE HOTEL

YELLOWSTONE NATIONAL PARK, WY





Plan



## DOUBLE QUEEN ROOM

A&E ARCHITECTS

# THE RENOVATION OF LAKE HOTEL

YELLOWSTONE NATIONAL PARK, WY





Plan



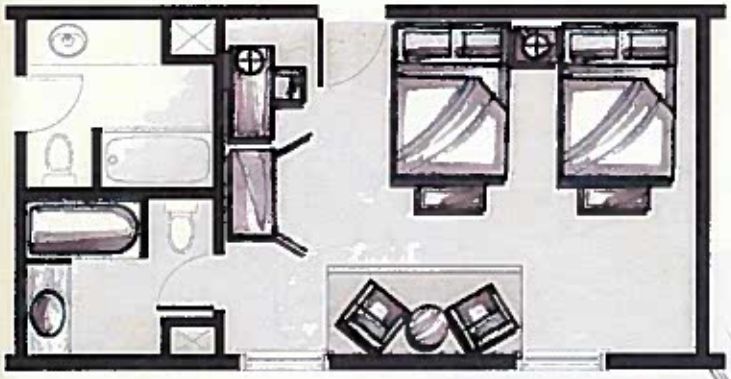
# PRESIDENTIAL SUITE

A&E ARCHITECTS

THE RENOVATION OF LAKE HOTEL

YELLOWSTONE NATIONAL PARK, WY





Plan



## DOUBLE QUEEN ROOM

A&E ARCHITECTS

# THE RENOVATION OF LAKE HOTEL

YELLOWSTONE NATIONAL PARK, WY





Plan



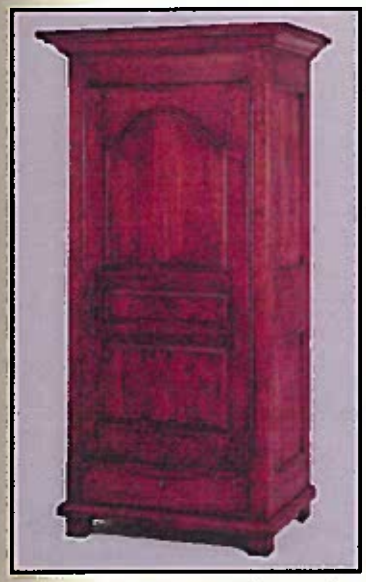
# PRESIDENTIAL SUITE

A&E ARCHITECTS

THE RENOVATION OF LAKE HOTEL

YELLOWSTONE NATIONAL PARK, WY





Linen Armoire



Ceiling Fixture



Night Stand



Table Lamp



Headboard



Desk Lamp



Bench



Wicker Lounge Chair



Desk Chair



Desk



Wall Sconce

## GUESTROOMS

A&E ARCHITECTS

THE RENOVATION OF LAKE HOTEL

YELLOWSTONE NATIONAL PARK, WY





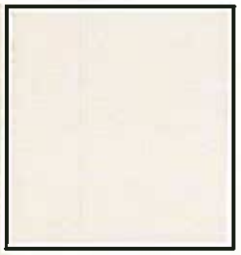
Sofa



Table Lamp



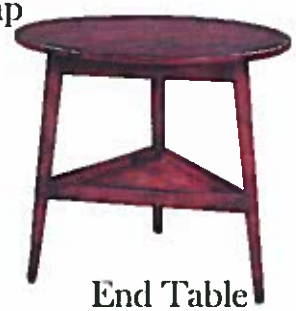
Console Table



Wall Paint



Trim Paint



End Table



Lounge Chair



Table



Chair

## GUESTROOMS & SUITES

A&E ARCHITECTS

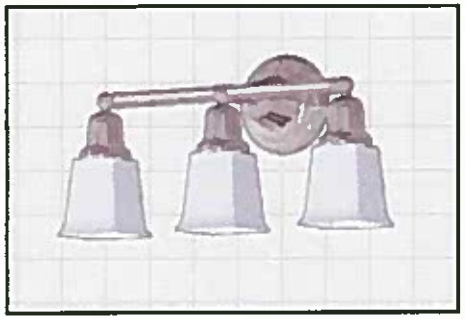
# THE RENOVATION OF LAKE HOTEL

YELLOWSTONE NATIONAL PARK, WY



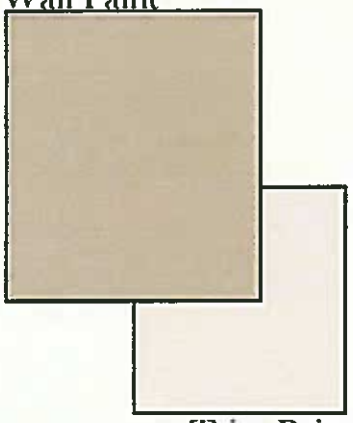


Imagery



Vanity Fixture

Wall Paint



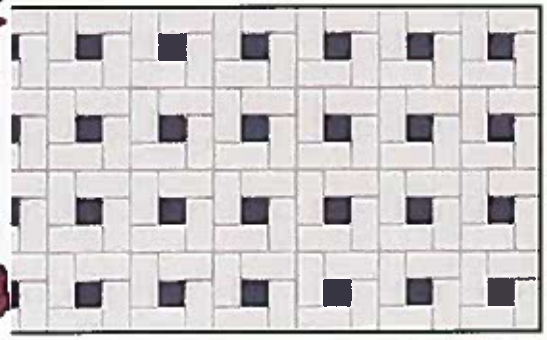
Trim Paint



Faucet



Vanity & Marble Top



Floor Tile



Wall Tile

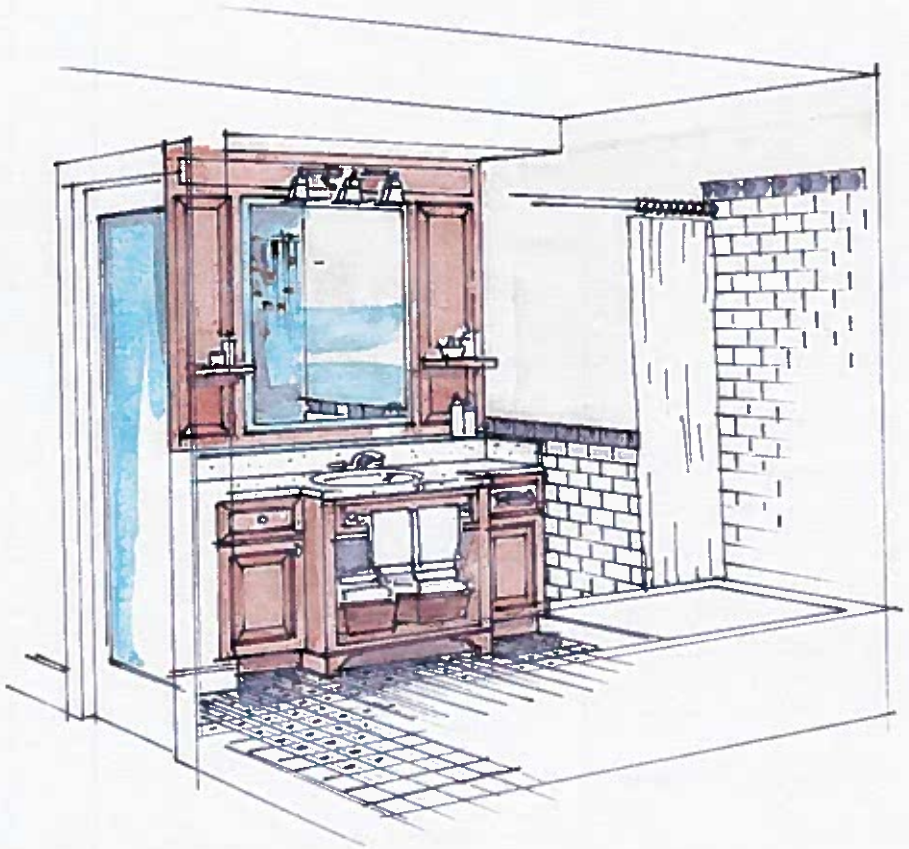
## TYPICAL GUEST BATH

A&E ARCHITECTS

THE RENOVATION OF LAKE HOTEL

YELLOWSTONE NATIONAL PARK, WY





# TYPICAL BATHROOM

A&E ARCHITECTS

THE RENOVATION OF LAKE HOTEL

YELLOWSTONE NATIONAL PARK, WY





Wall Sconce



Mirror

Wall Paint

Trim Paint



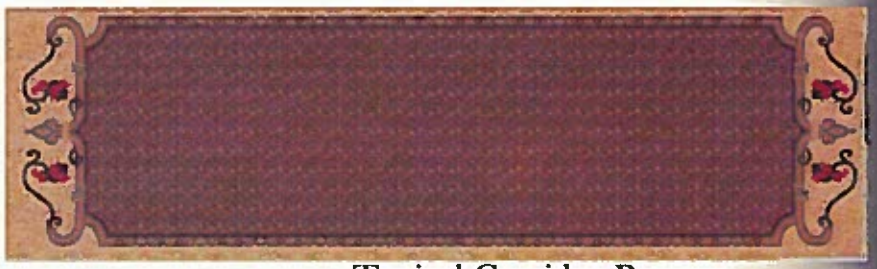
Ceiling Fixture



Field Carpet



Console Table



Typical Corridor Runner

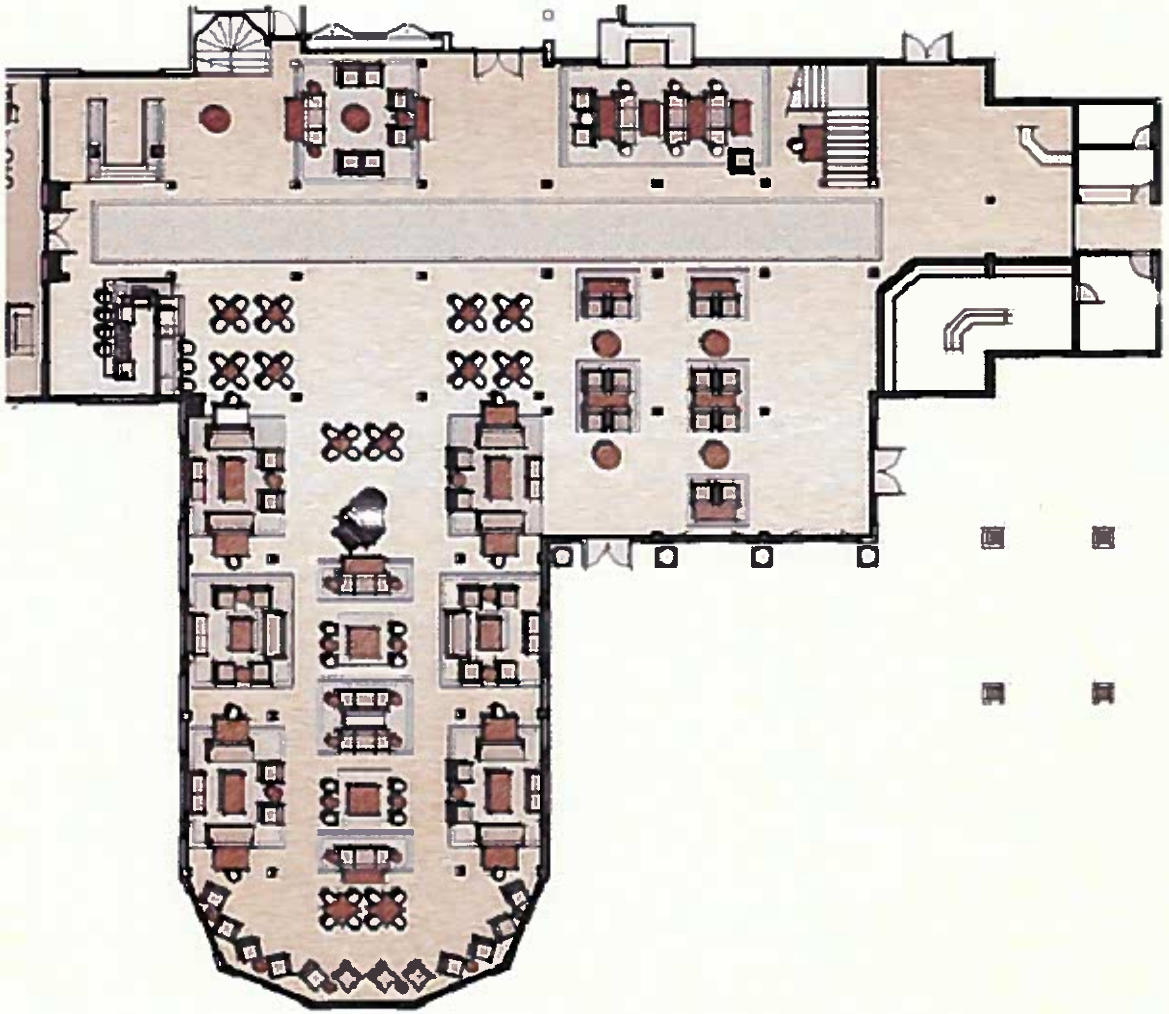
## CORRIDOR FURNISHINGS

A&E ARCHITECTS

THE RENOVATION OF LAKE HOTEL

YELLOWSTONE NATIONAL PARK, WY





## SUN ROOM / REGISTRATION

A&E ARCHITECTS

# THE RENOVATION OF LAKE HOTEL

YELLOWSTONE NATIONAL PARK, WY





Ceiling Fixture

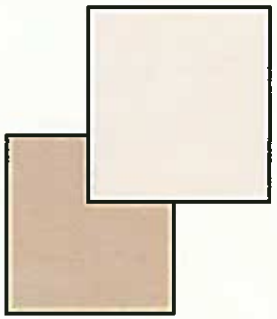


Sconce



Sofa

Wall Paint



Trim Paint



Sm. Buffet



Desk & Desk Chair



Coffee Table



Table Lamp



Rattan Lounge Chair



Wing Chair



End Table



Field Carpet



Buffet

## SUNROOM / LOBBY

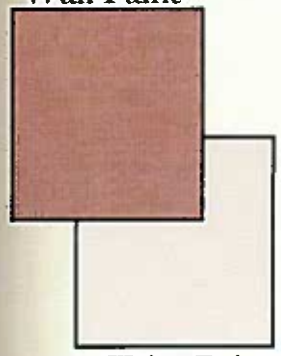
A&E ARCHITECTS

# THE RENOVATION OF LAKE HOTEL

YELLOWSTONE NATIONAL PARK, WY



Wall Paint



Trim Paint



Artwork



Pedestal Table



Pendant Fixture



Arm Chair



Chair Fabric



Floor Tile



Wood Stain / Bar

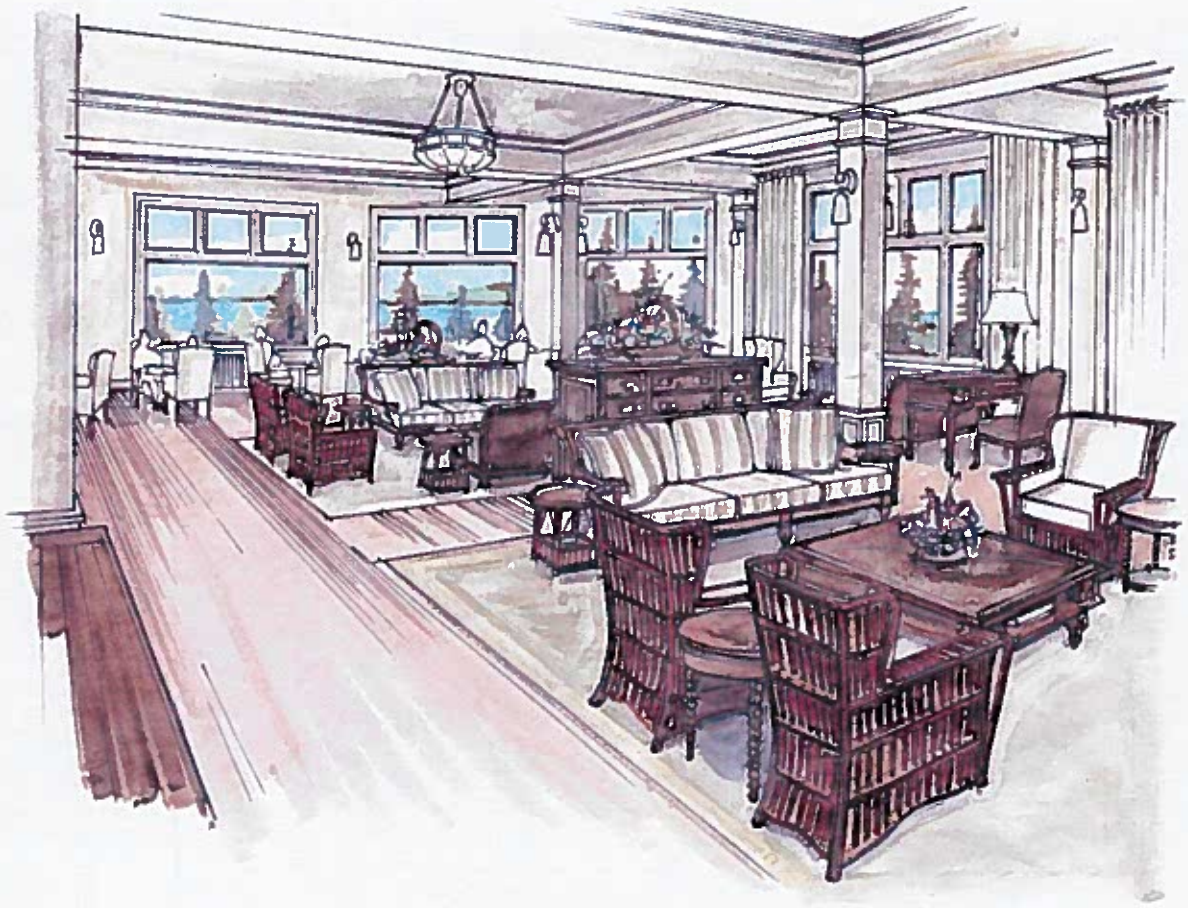
## BAR / COFFEE BAR

A&E ARCHITECTS

THE RENOVATION OF LAKE HOTEL

YELLOWSTONE NATIONAL PARK, WY





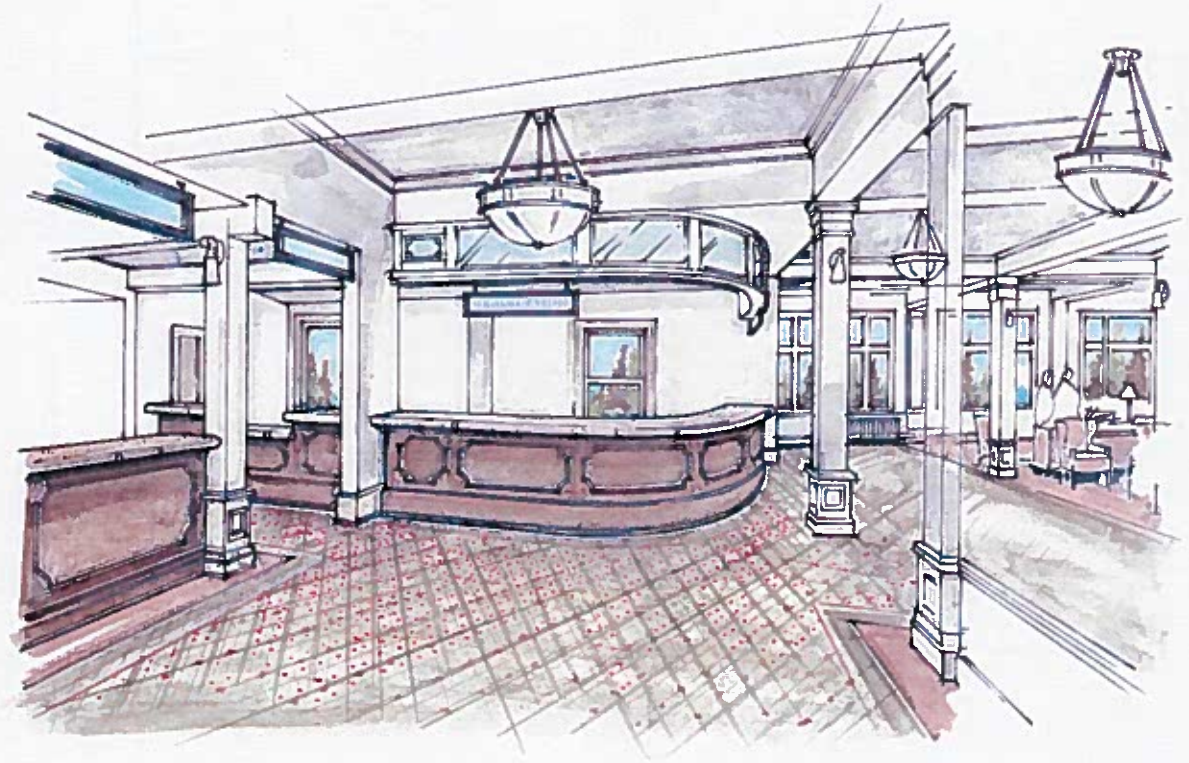
SUNROOM

A&E ARCHITECTS

THE RENOVATION OF LAKE HOTEL

YELLOWSTONE NATIONAL PARK, WY

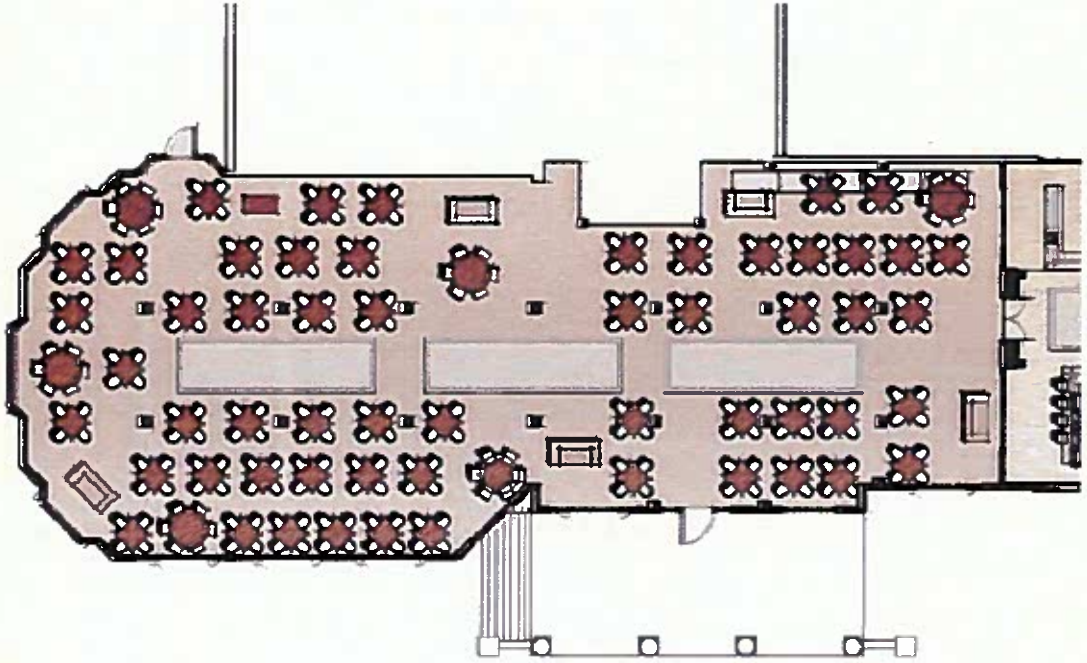




# REGISTRATION / ACTIVITIES







## DINING ROOM

A&E ARCHITECTS

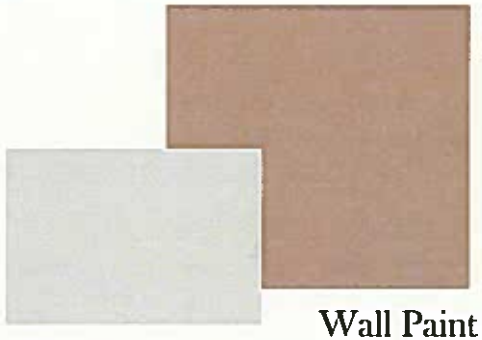
THE RENOVATION OF LAKE HOTEL

YELLOWSTONE NATIONAL PARK, WY





Pendant Fixture

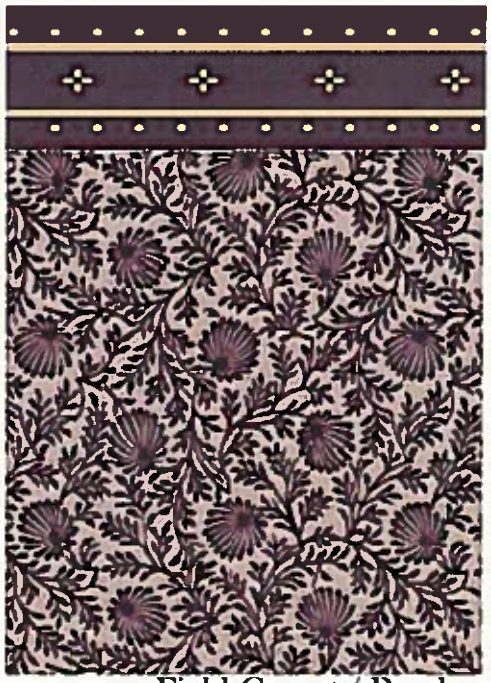


Trim Paint

Wall Paint



Wall Scone



Field Carpet / Border



Dining Chair



Chair Seat Vinyl



Window Treatments / Rod, Rings & Sheer



Mirror

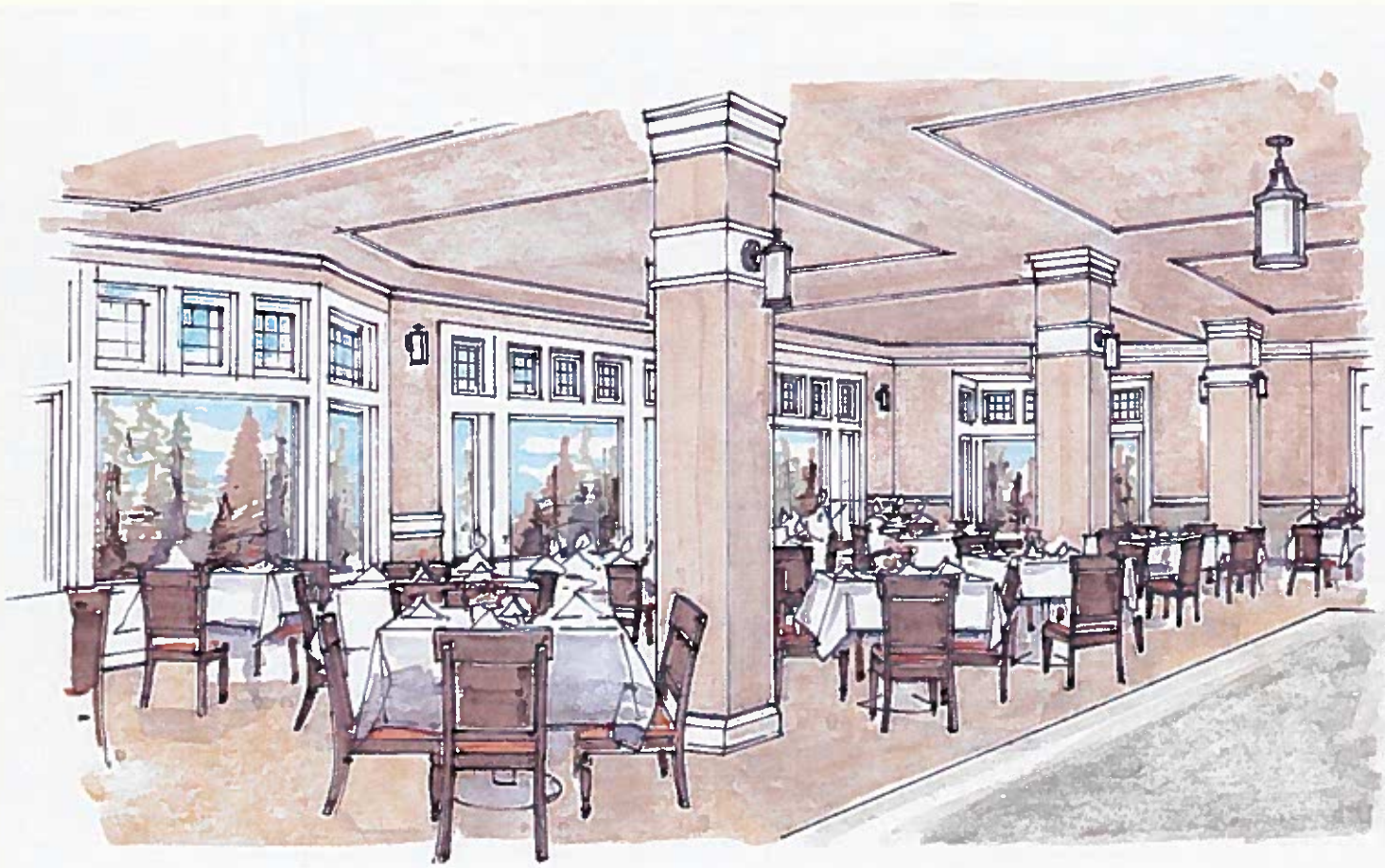
## DINING ROOM

A&E ARCHITECTS

# THE RENOVATION OF LAKE HOTEL

YELLOWSTONE NATIONAL PARK, WY





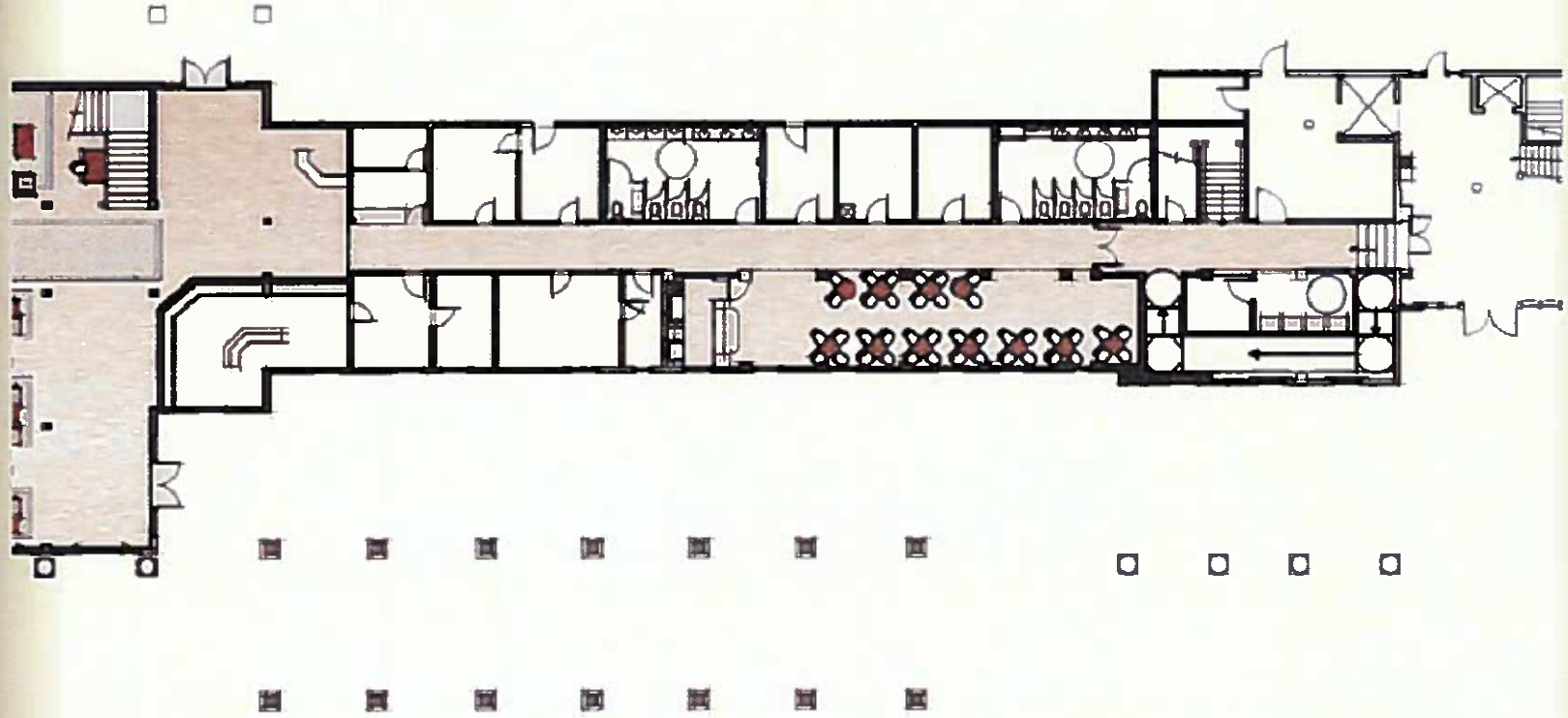
DINING ROOM

A&E ARCHITECTS

THE RENOVATION OF LAKE HOTEL

YELLOWSTONE NATIONAL PARK, WY





# DELI PLAN / VENDING / ADA

A&E ARCHITECTS

THE RENOVATION OF LAKE HOTEL

YELLOWSTONE NATIONAL PARK, WY





Wall Paint



Accent Color / Signage




Artwork



Ceiling Fixture



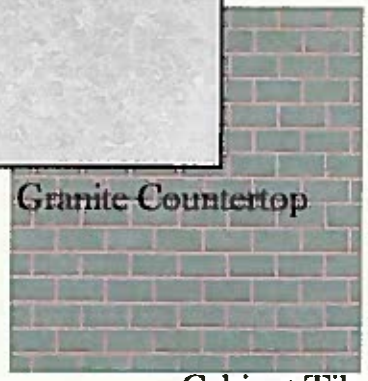
Bistro Table



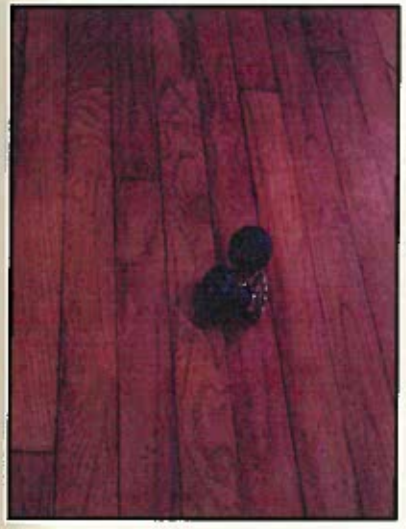

Artwork



Granite Countertop



Cabinet Tile



Hardwood Floor

DELI



Side Chair



Chair Cushion Fabric



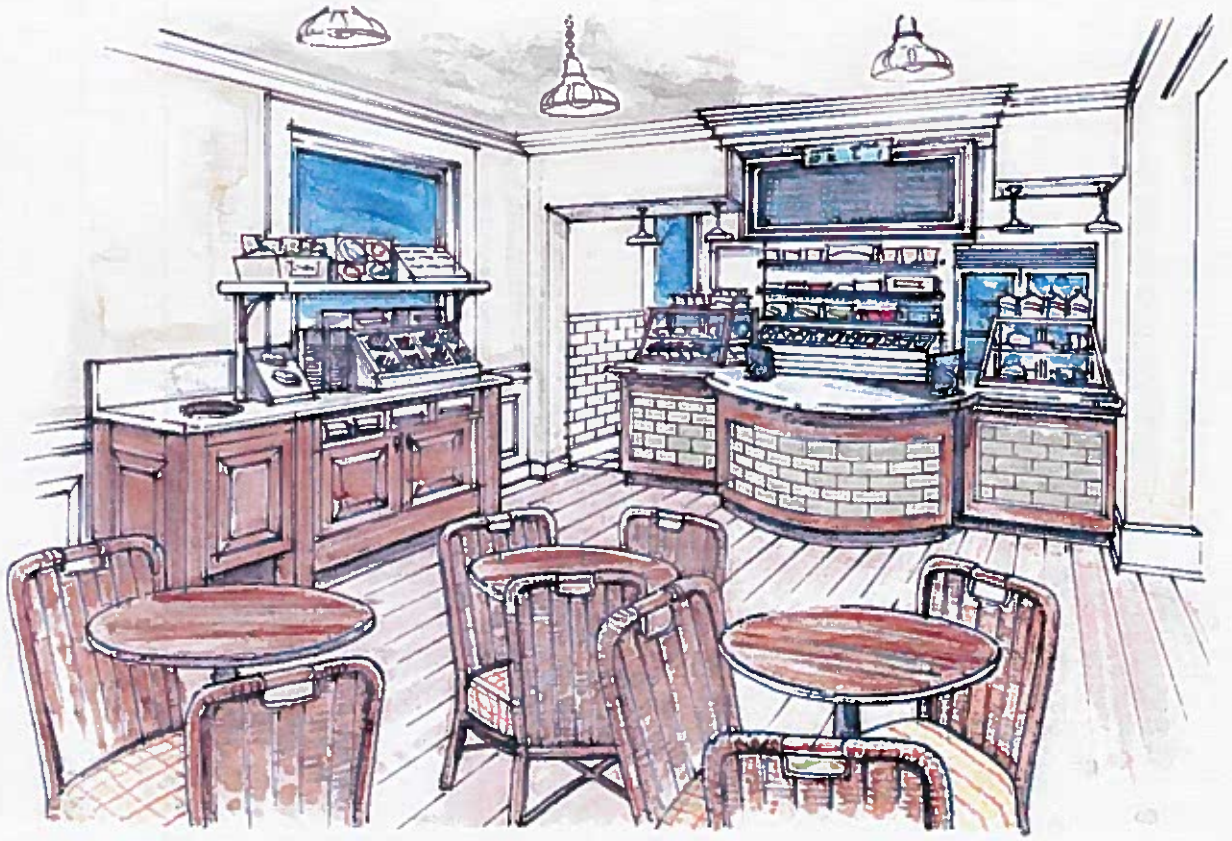

Artwork

A&E ARCHITECTS

# THE RENOVATION OF LAKE HOTEL

YELLOWSTONE NATIONAL PARK, WY





DELI

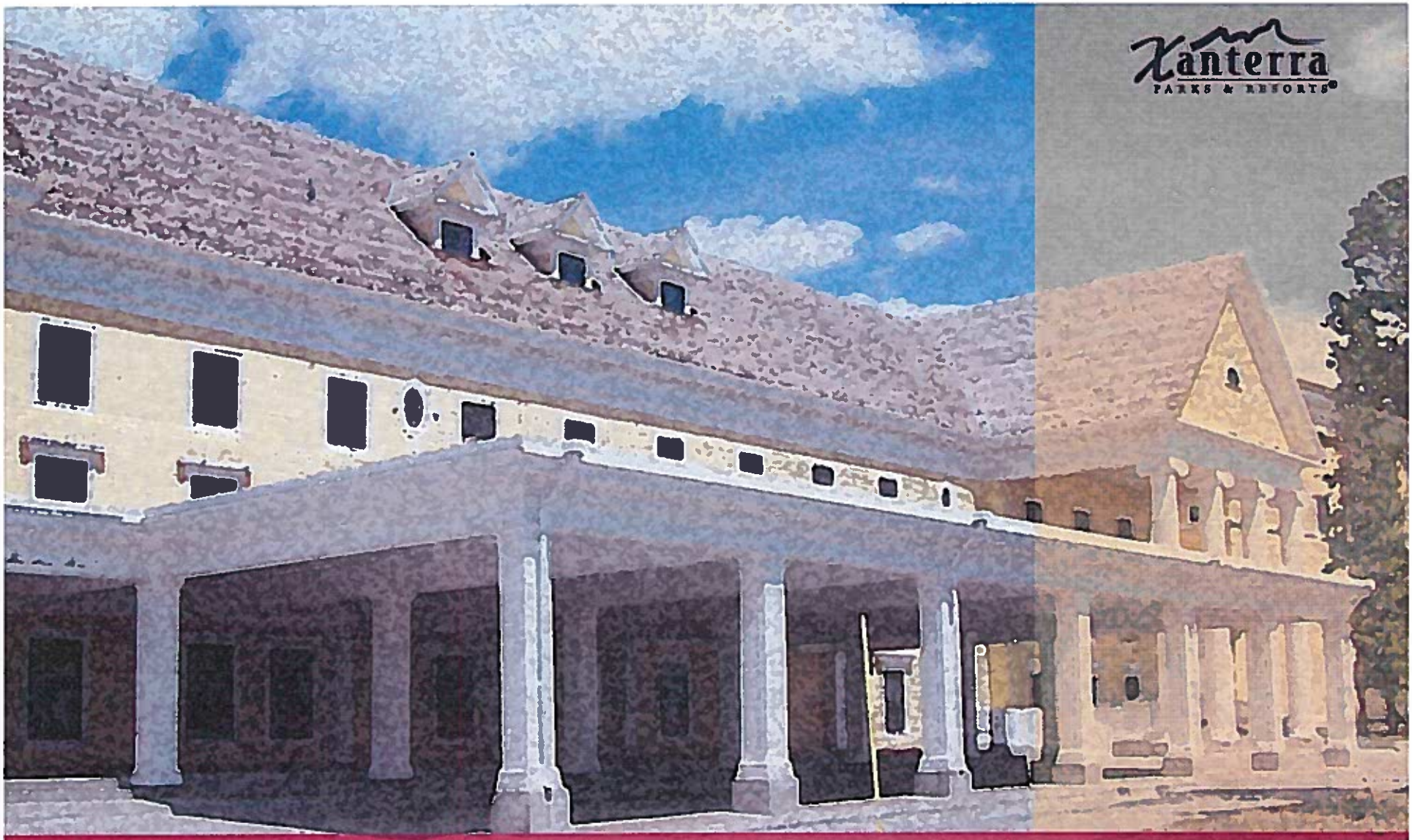
A&E ARCHITECTS

THE RENOVATION OF LAKE HOTEL

YELLOWSTONE NATIONAL PARK, WY



# APPENDIX F - 100% DESIGN DEVELOPMENT




# THE RENOVATION OF LAKE HOTEL

Yellowstone National Park, WY

A&E ARCHITECTS

MAXUS

bce STRUCTURAL | BEAUDETTE CONSULTING ENGINEERS, INC.

100% DESIGN DEVELOPMENT

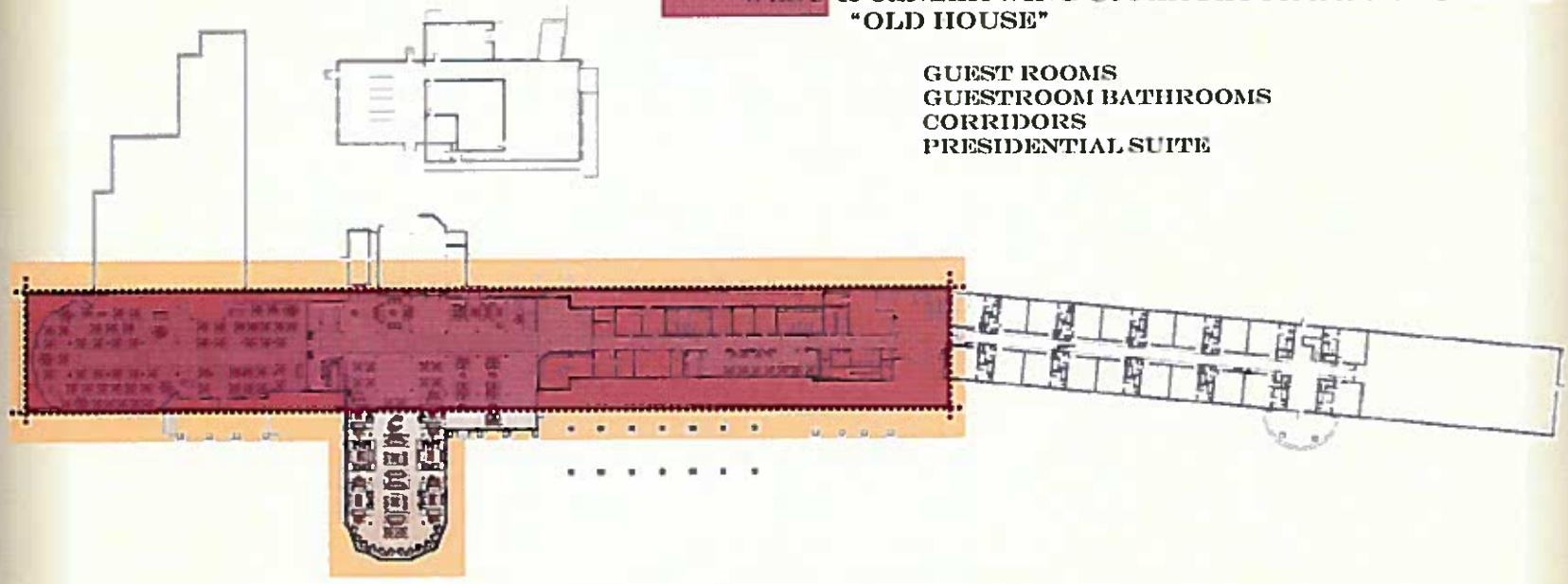
March 11, 2008

MAIN FLOOR PUBLIC SPACE IMPROVEMENTS

DINING ROOM
DINING RESERVATIONS / SEATING
REGISTRATION / ACTIVITIES / BELLHOP
SUN ROOM / BAR
DELI / VENDING / ADA
PUBLIC ELEVATOR

WEST & CENTER WING UPPER FLOOR IMPROVEMENTS
"OLD HOUSE"

GUEST ROOMS
GUESTROOM BATHROOMS
CORRIDORS
PRESIDENTIAL SUITE



## BUILDING PLAN

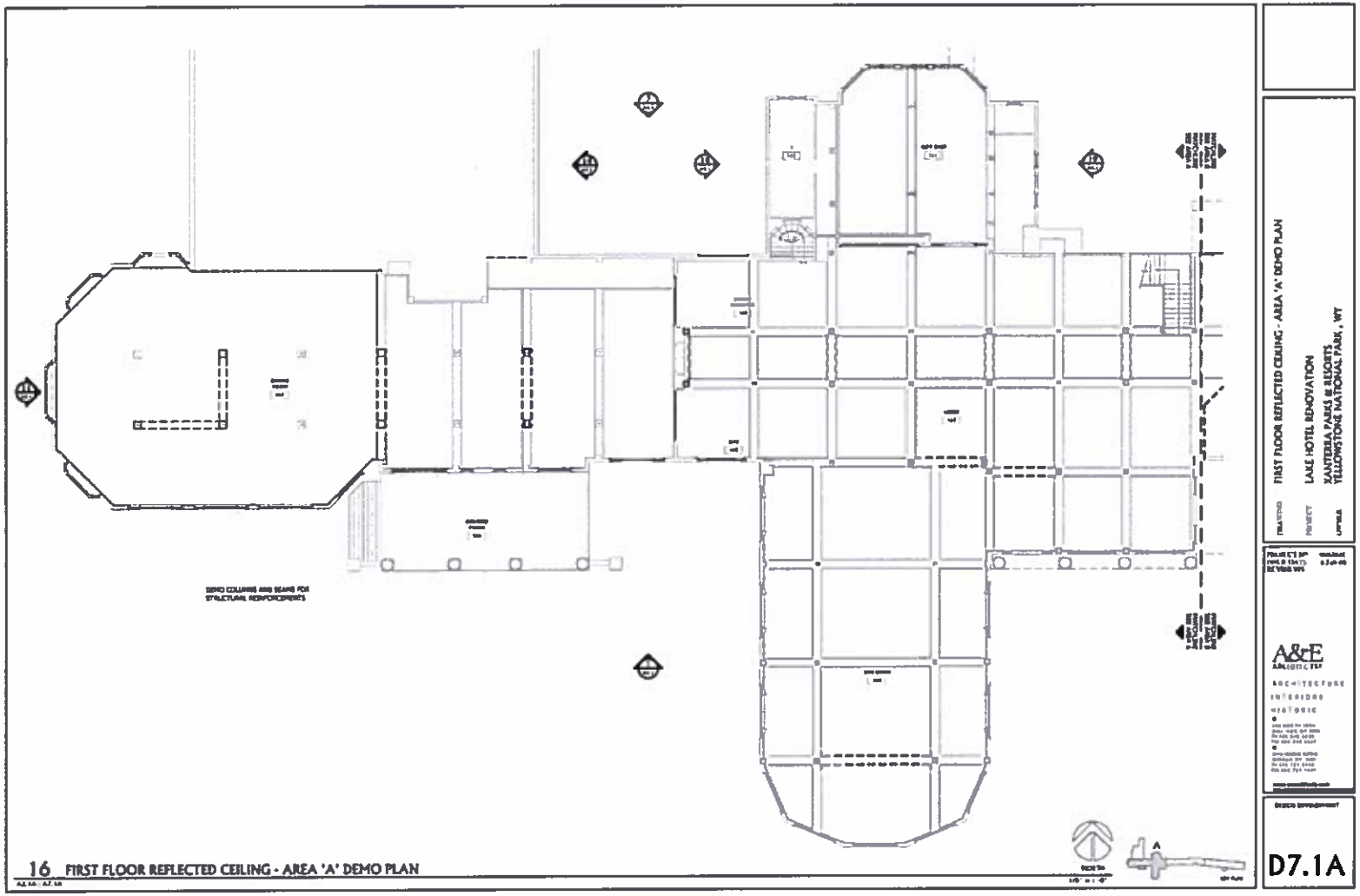
A&E ARCHITECTS

# THE RENOVATION OF LAKE HOTEL

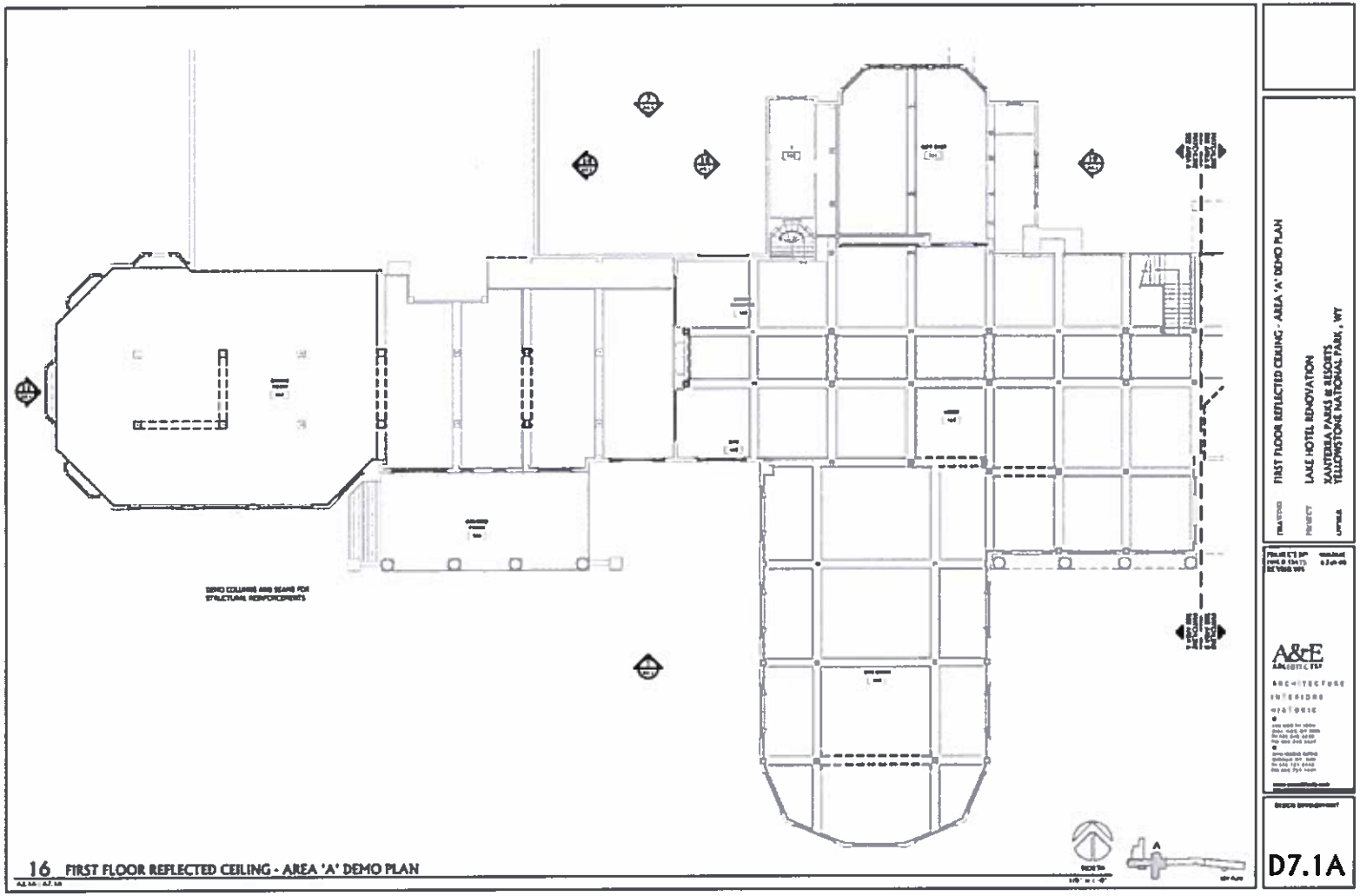
YELLOWSTONE NATIONAL PARK, WY



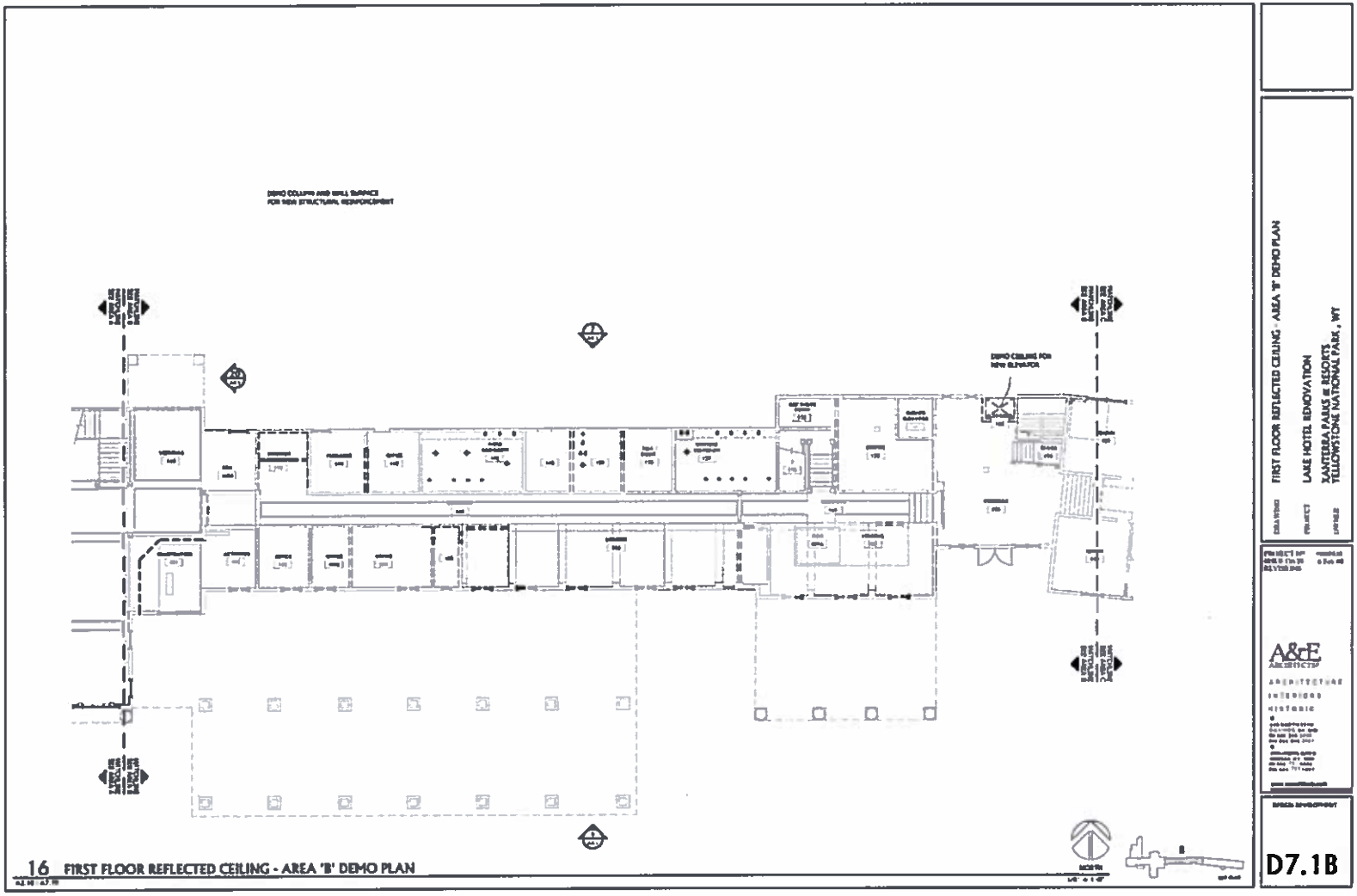
- First Floor Demolition



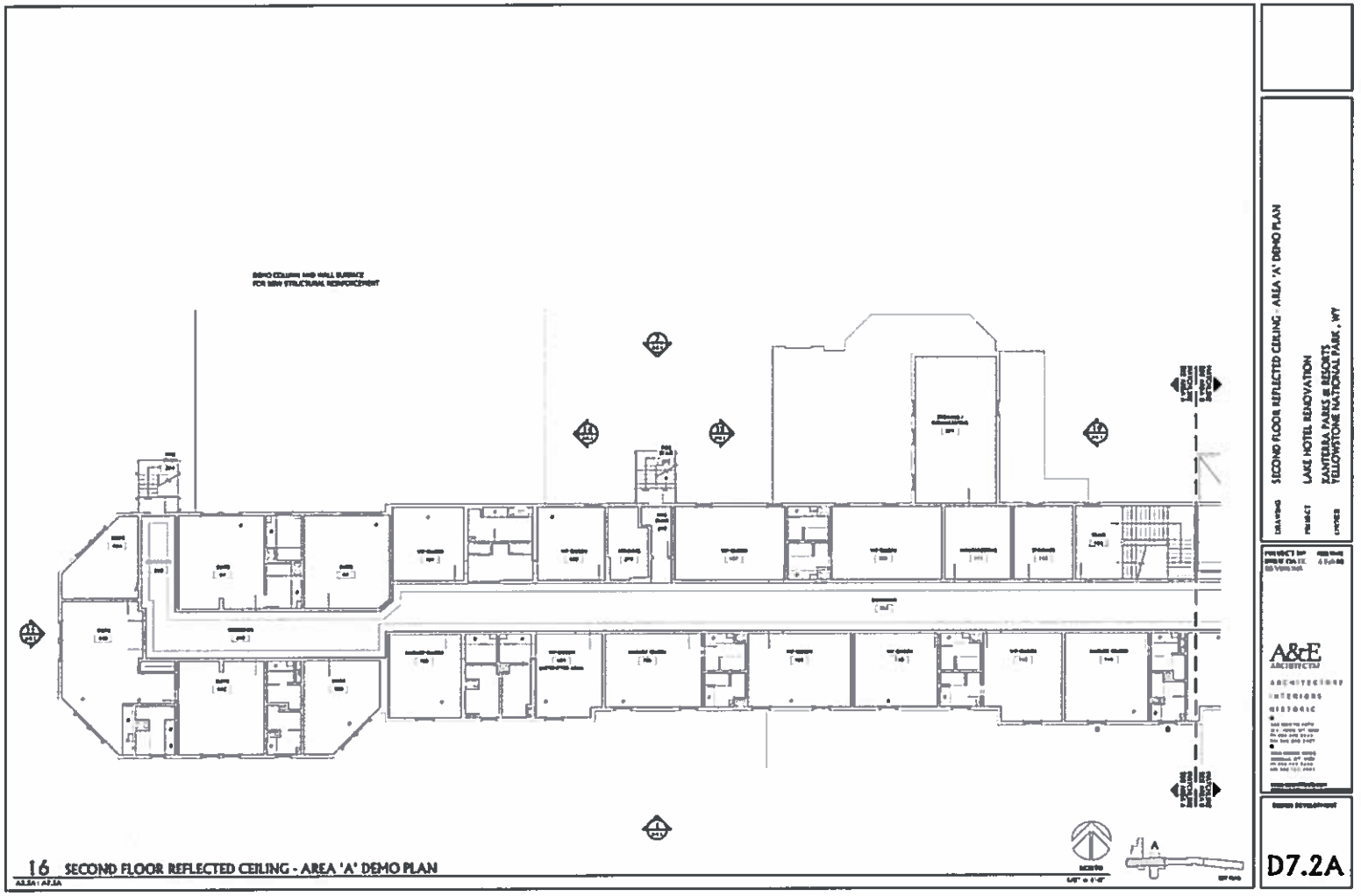
- First Floor Demolition



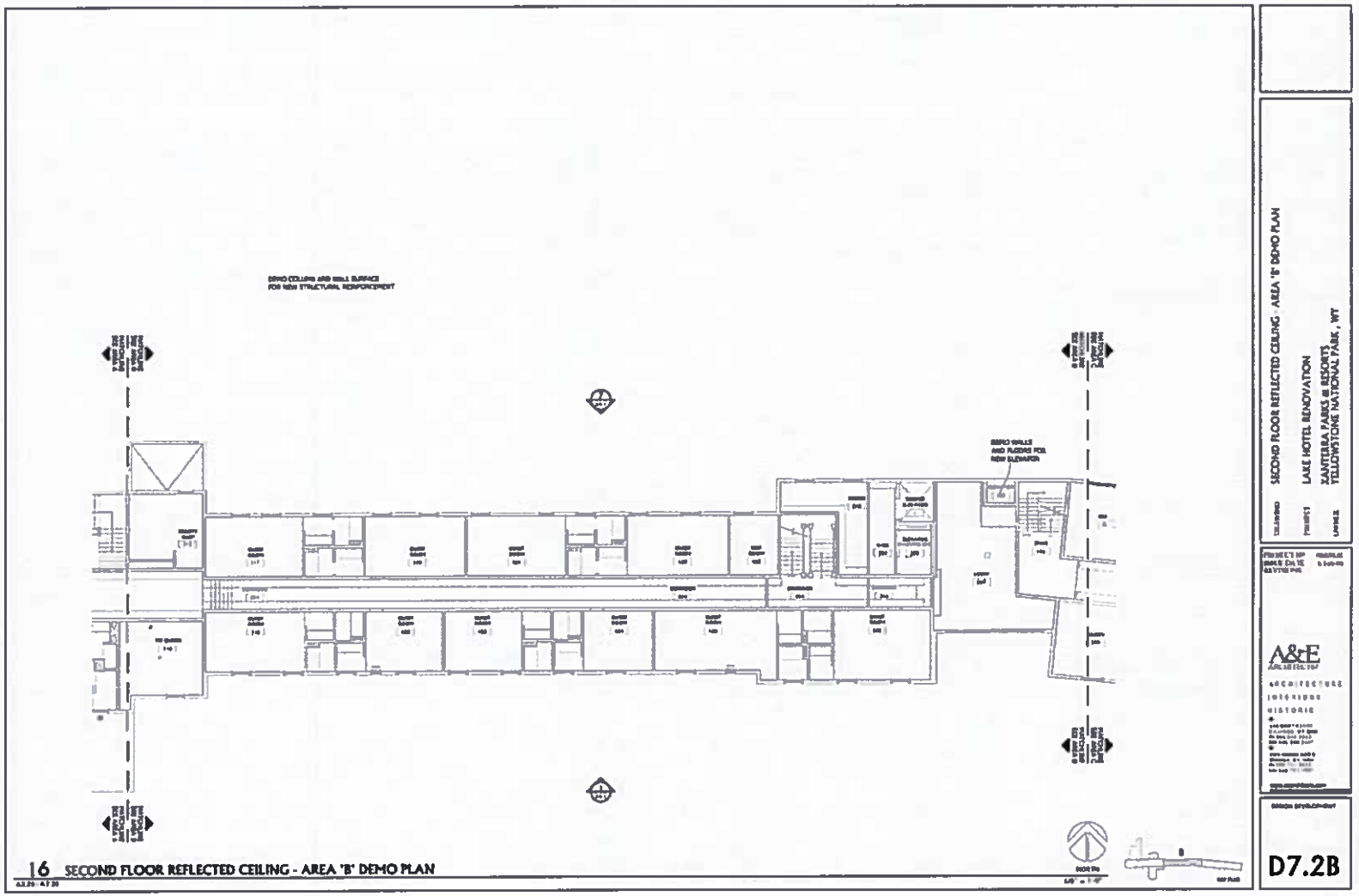
- First Floor Demolition



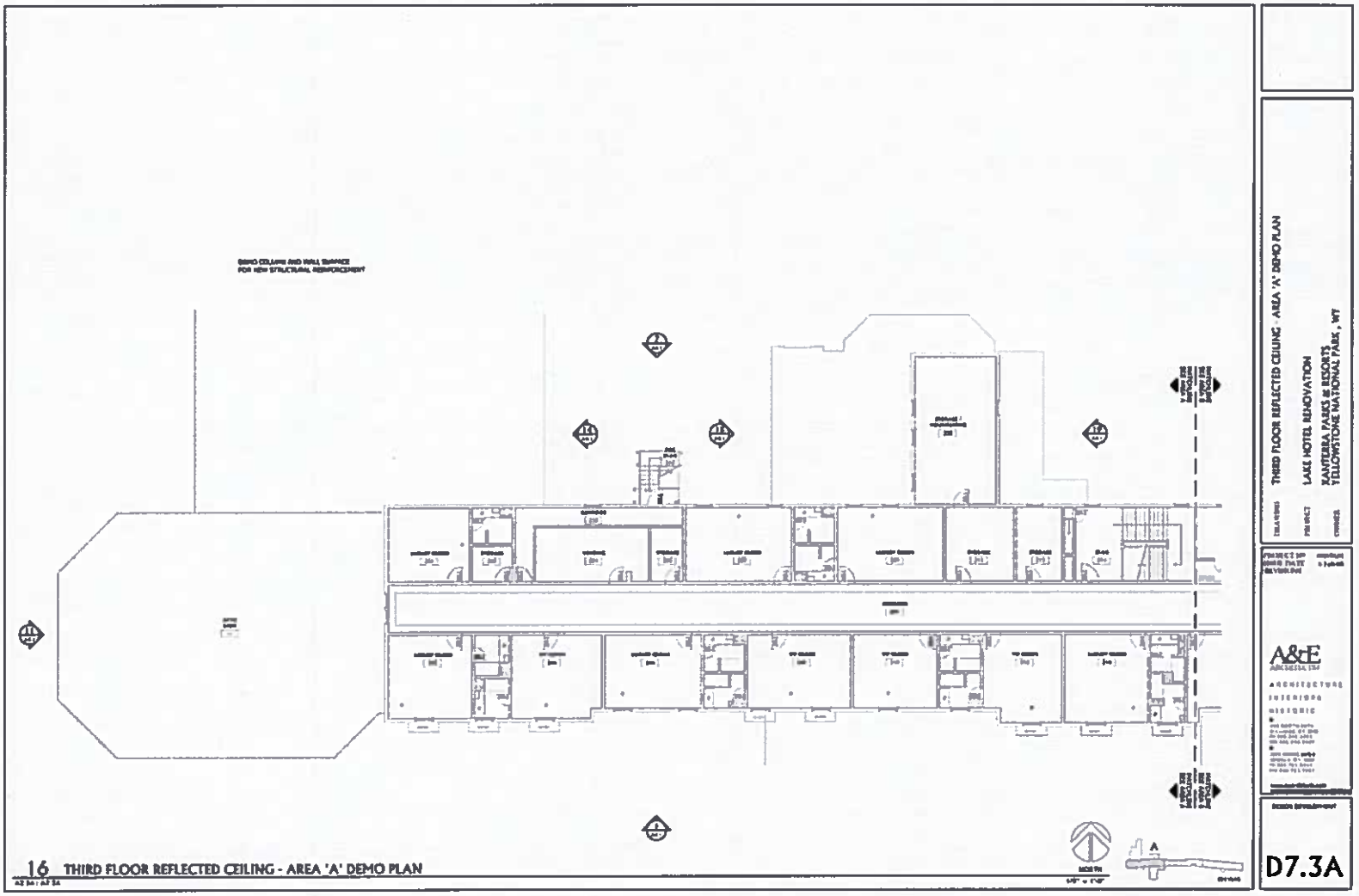
- Second Floor Demo



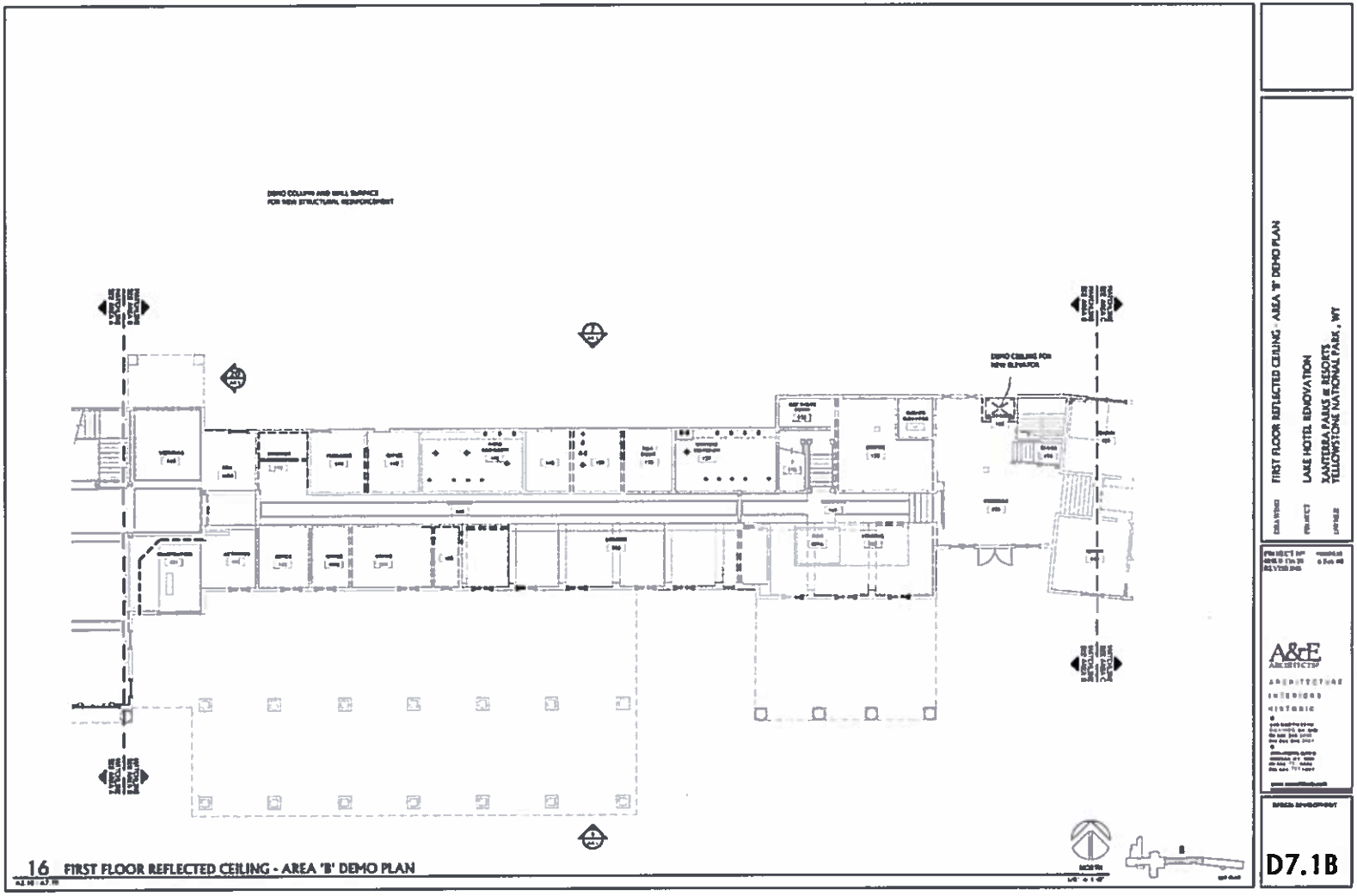
- Second Floor Demo



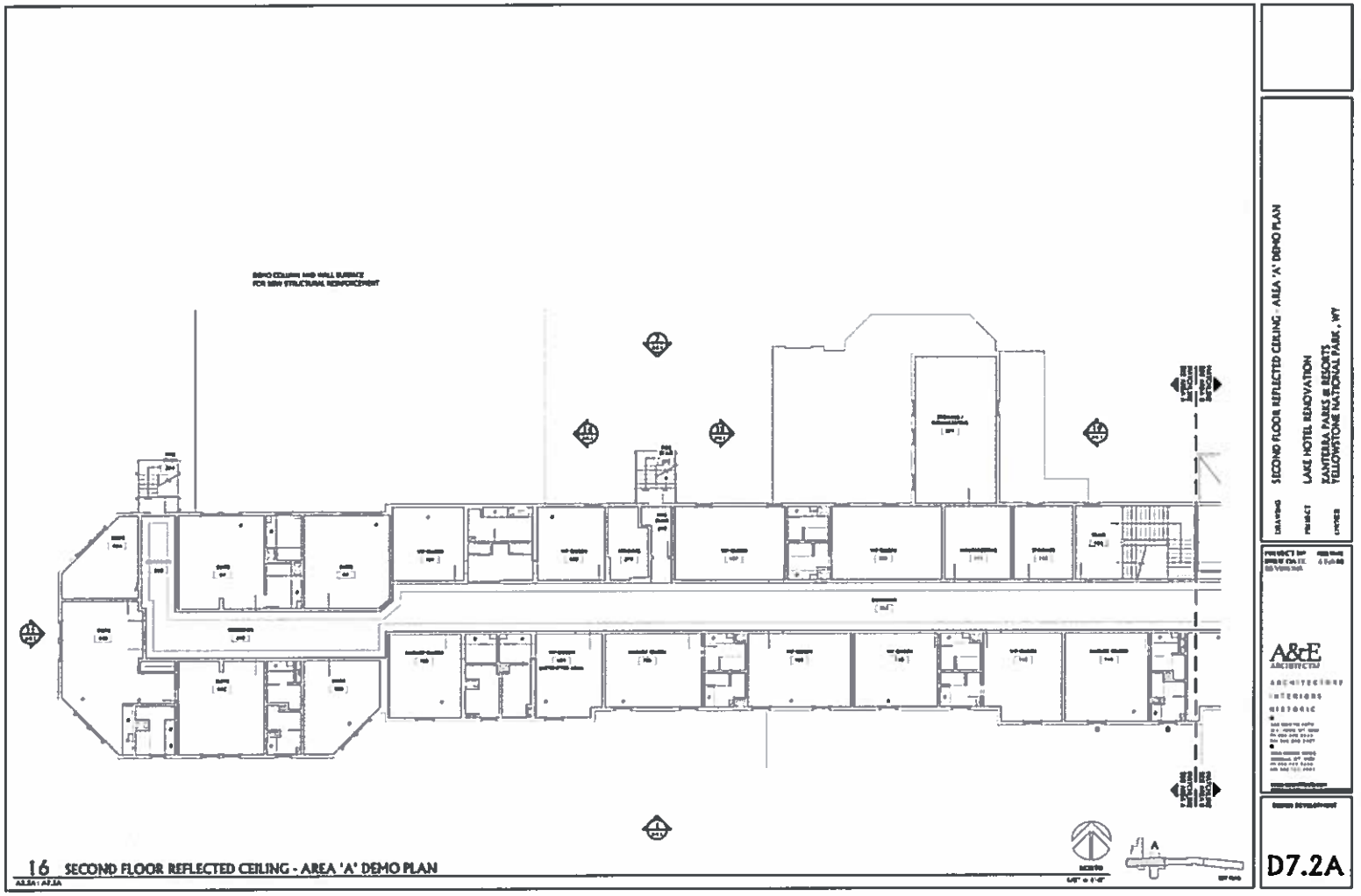
- Third Floor Demo



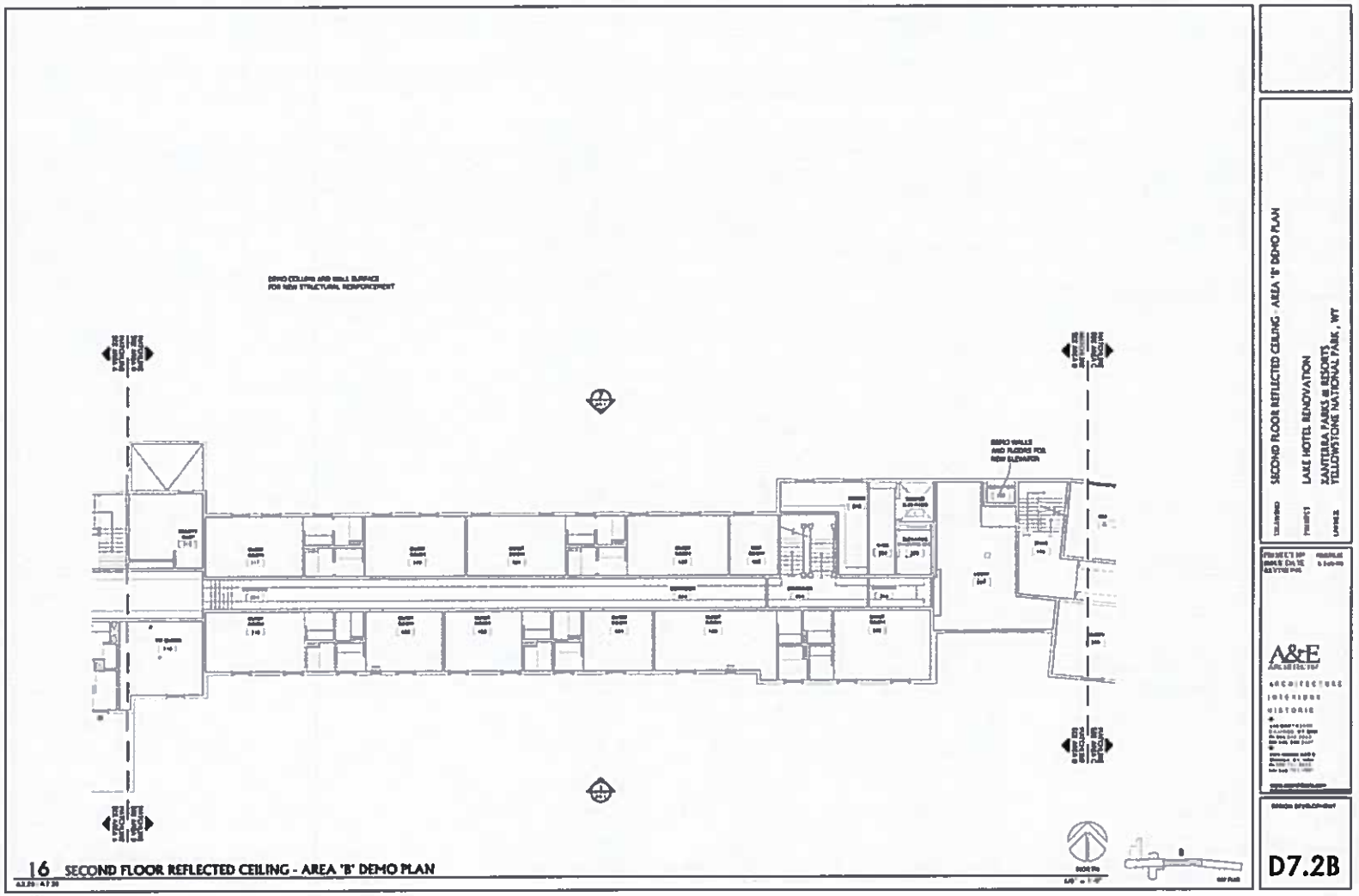
- First Floor Demolition



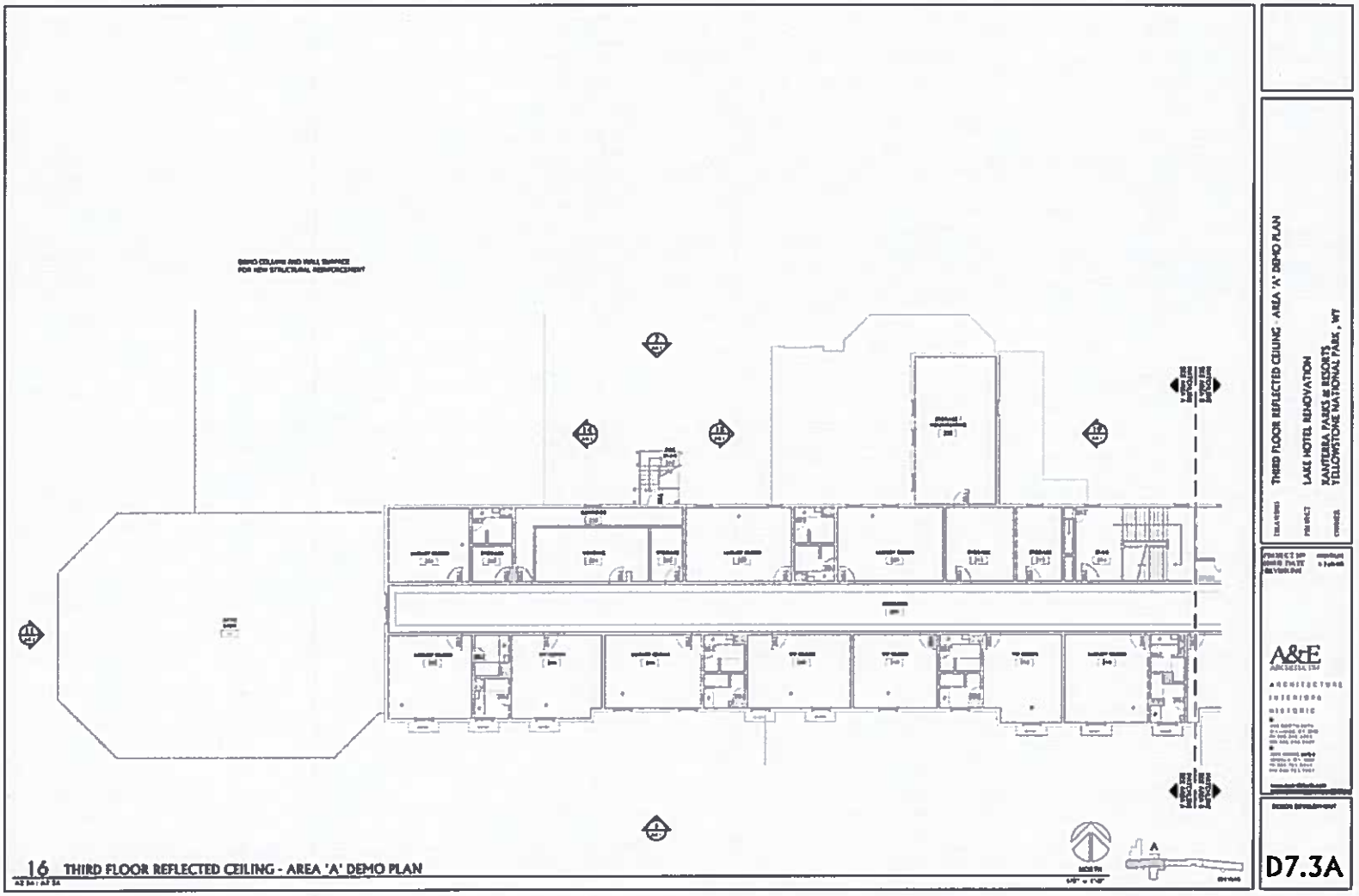
- Second Floor Demo



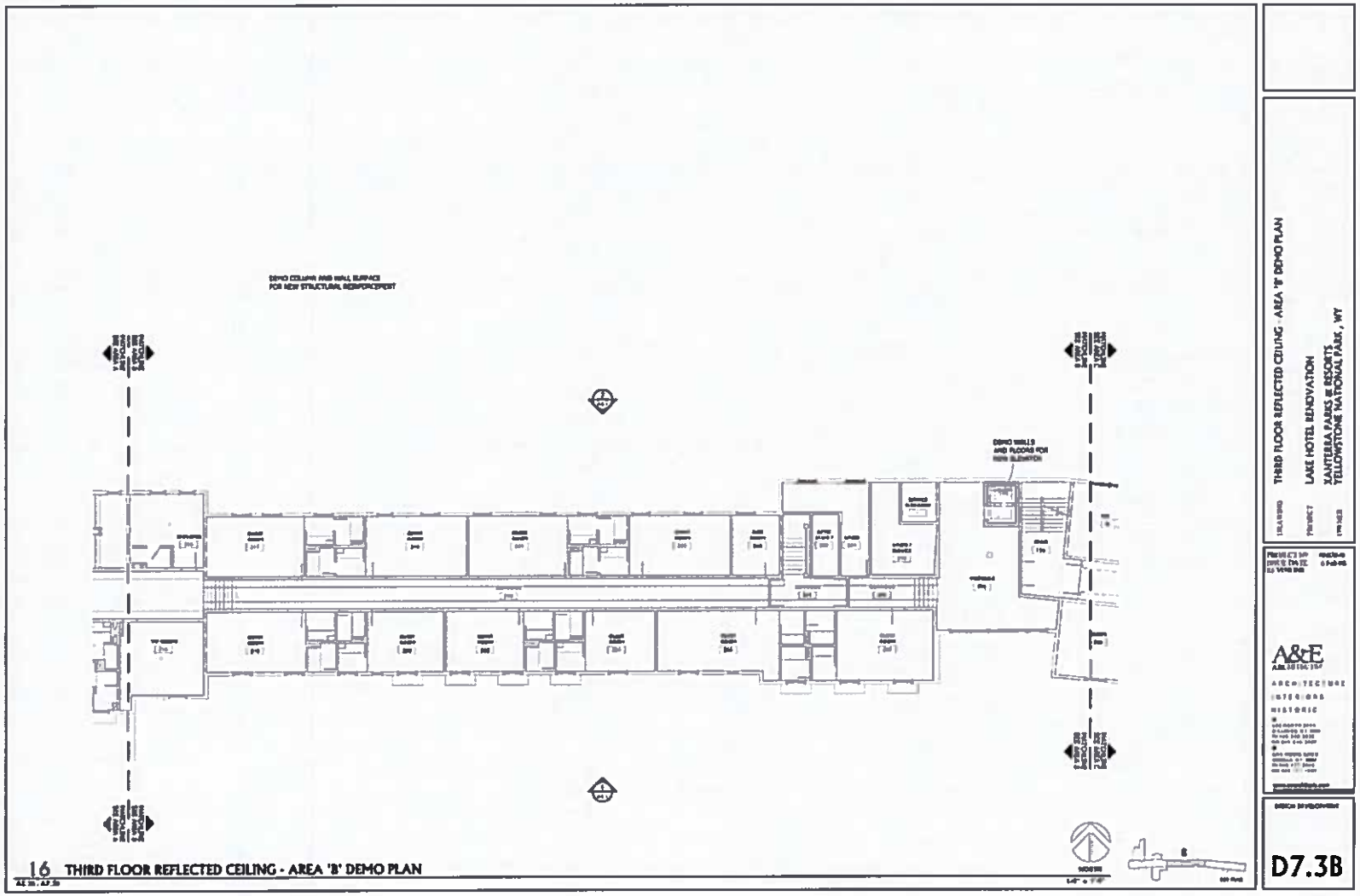
- Second Floor Demo



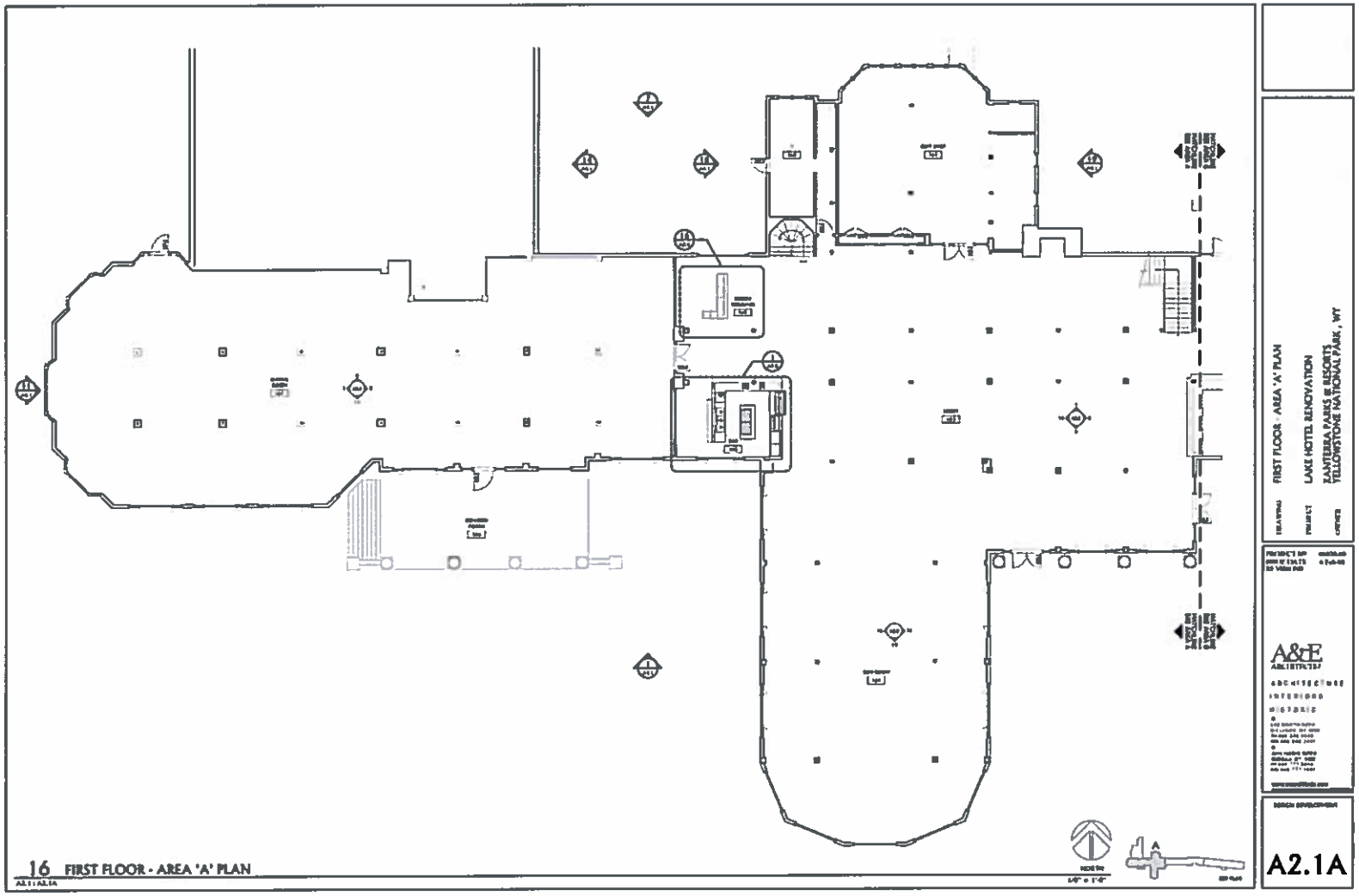
- Third Floor Demo



- Third Floor Demo



- First Floor Renovation Plan



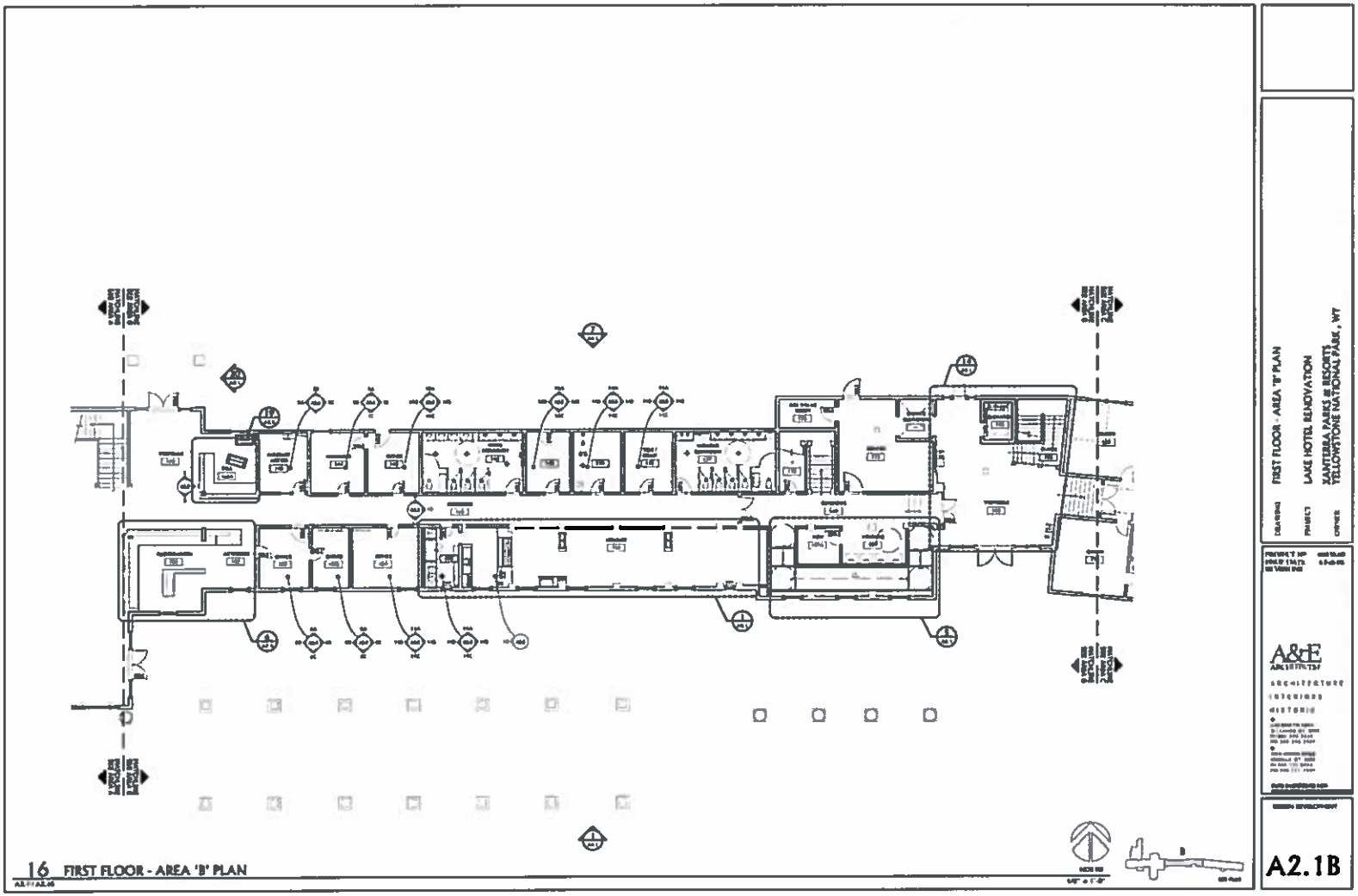

A&E ARCHITECTS

THE RENOVATION OF LAKE HOTEL

YELLOWSTONE NATIONAL PARK, WY



- First Floor Renovation Plan

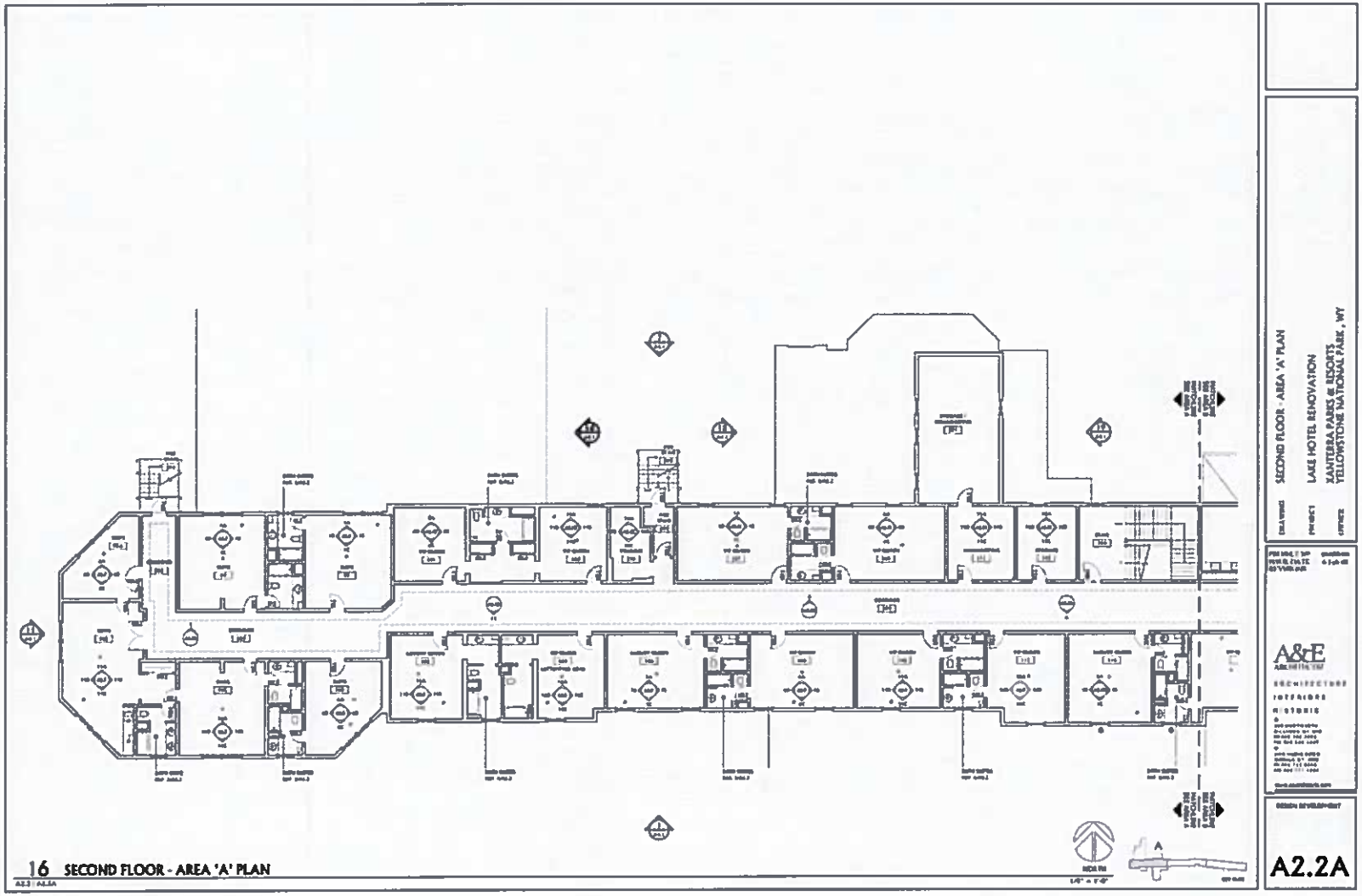



A&E ARCHITECTS

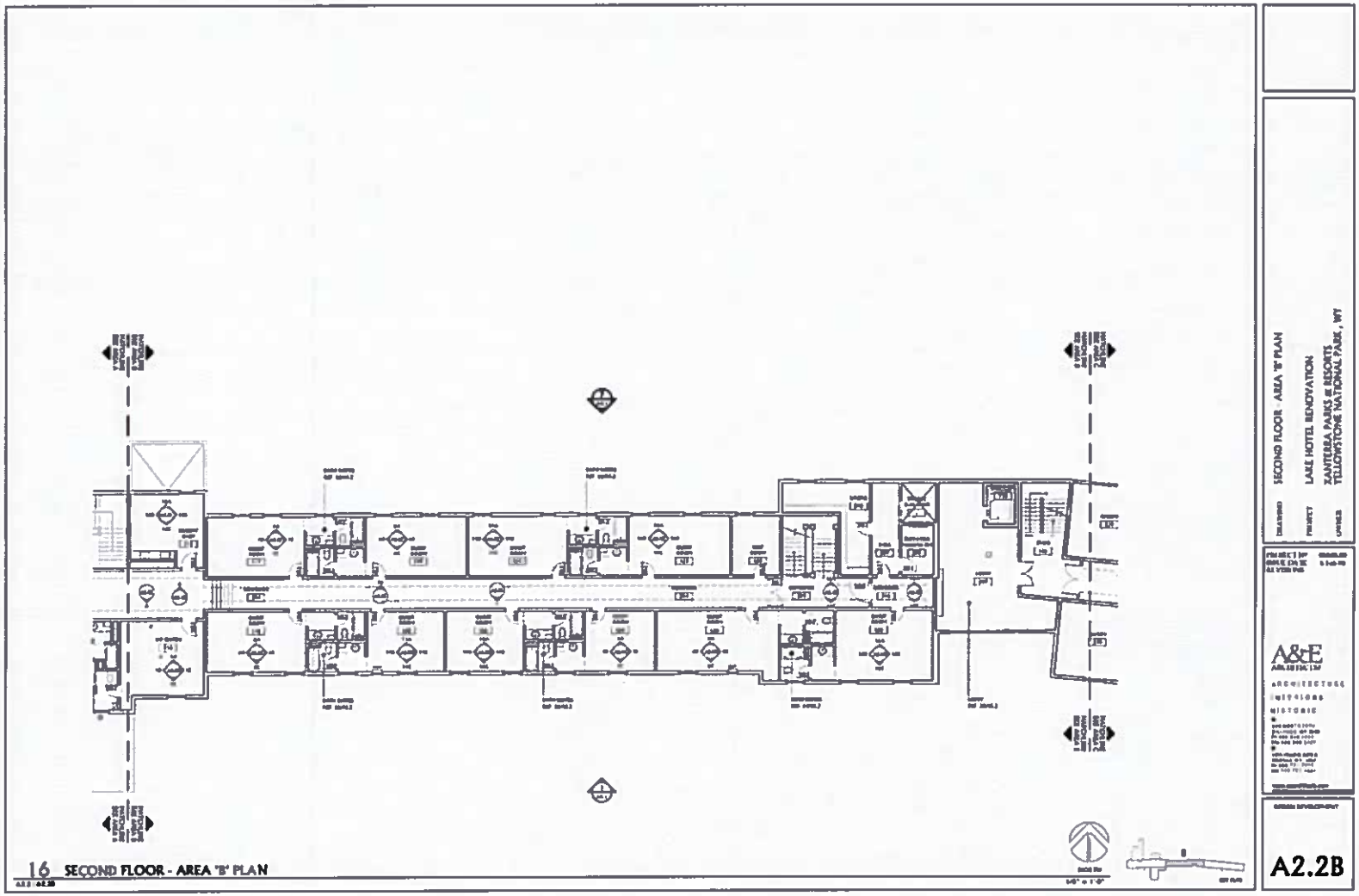
THE RENOVATION OF LAKE HOTEL
YELLOWSTONE NATIONAL PARK, WY



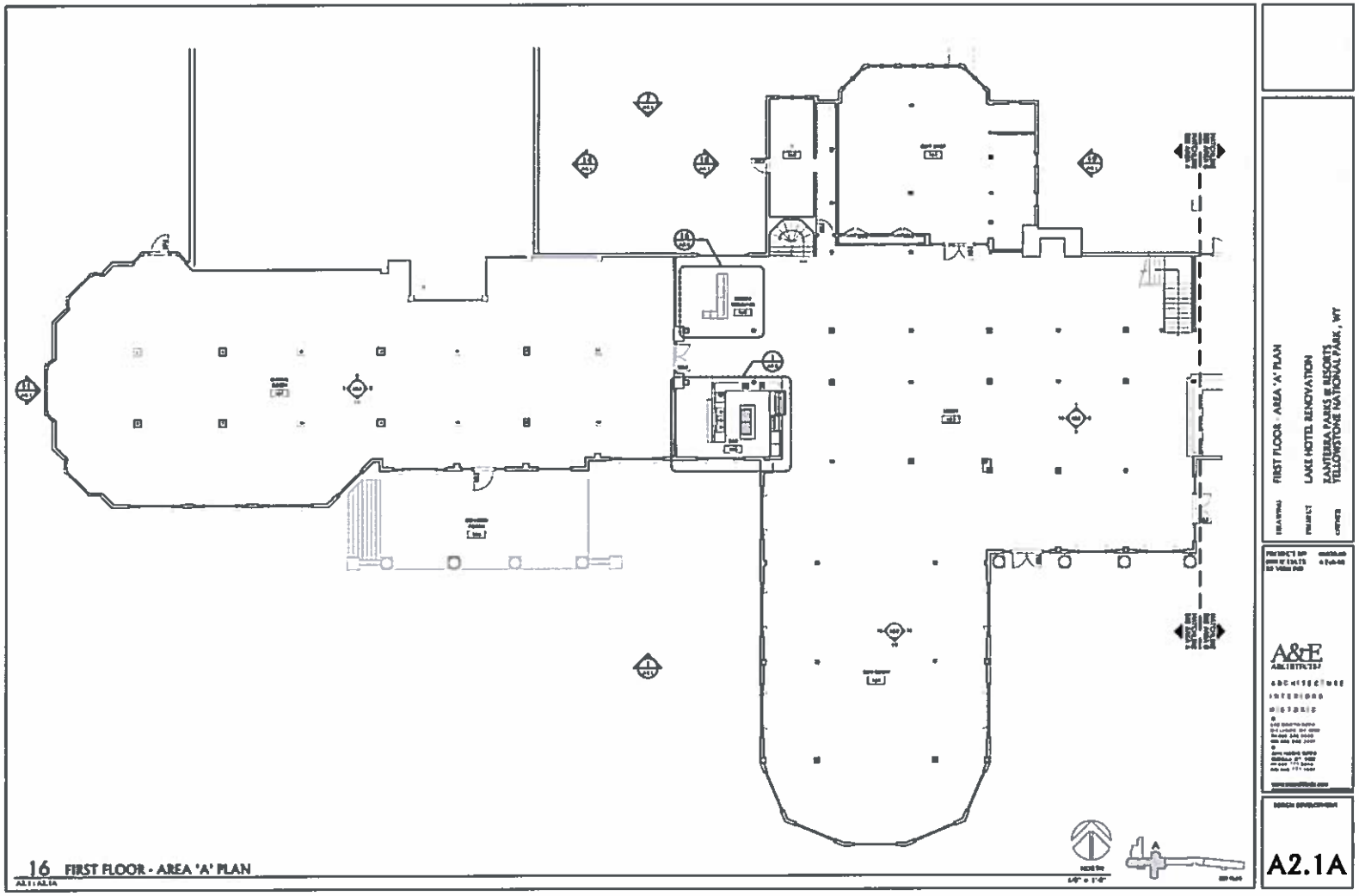
- Second Floor Renovation Plan



- Second Floor Renovation Plan



- First Floor Renovation Plan



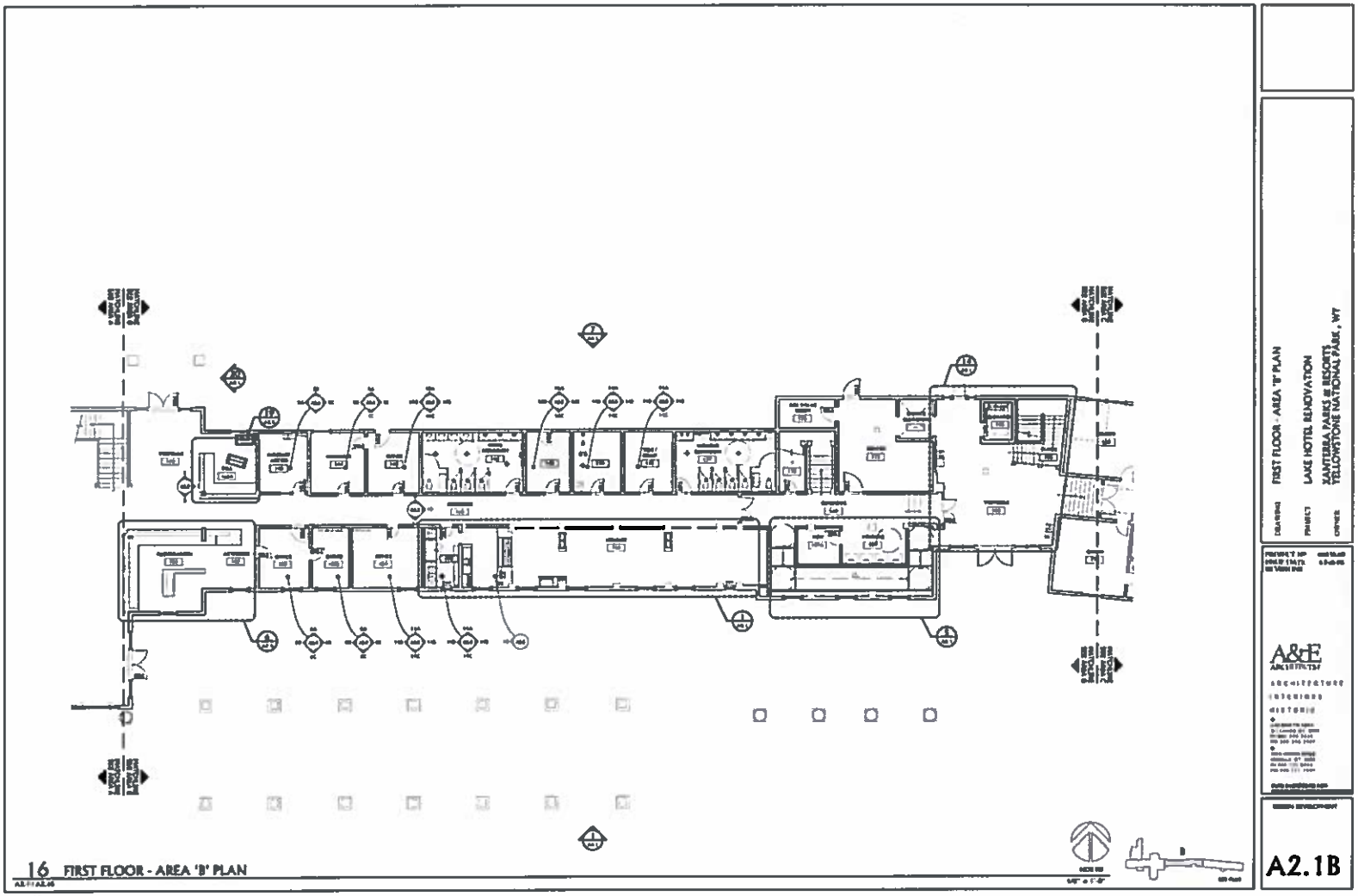

A&E ARCHITECTS

THE RENOVATION OF LAKE HOTEL

YELLOWSTONE NATIONAL PARK, WY



- First Floor Renovation Plan

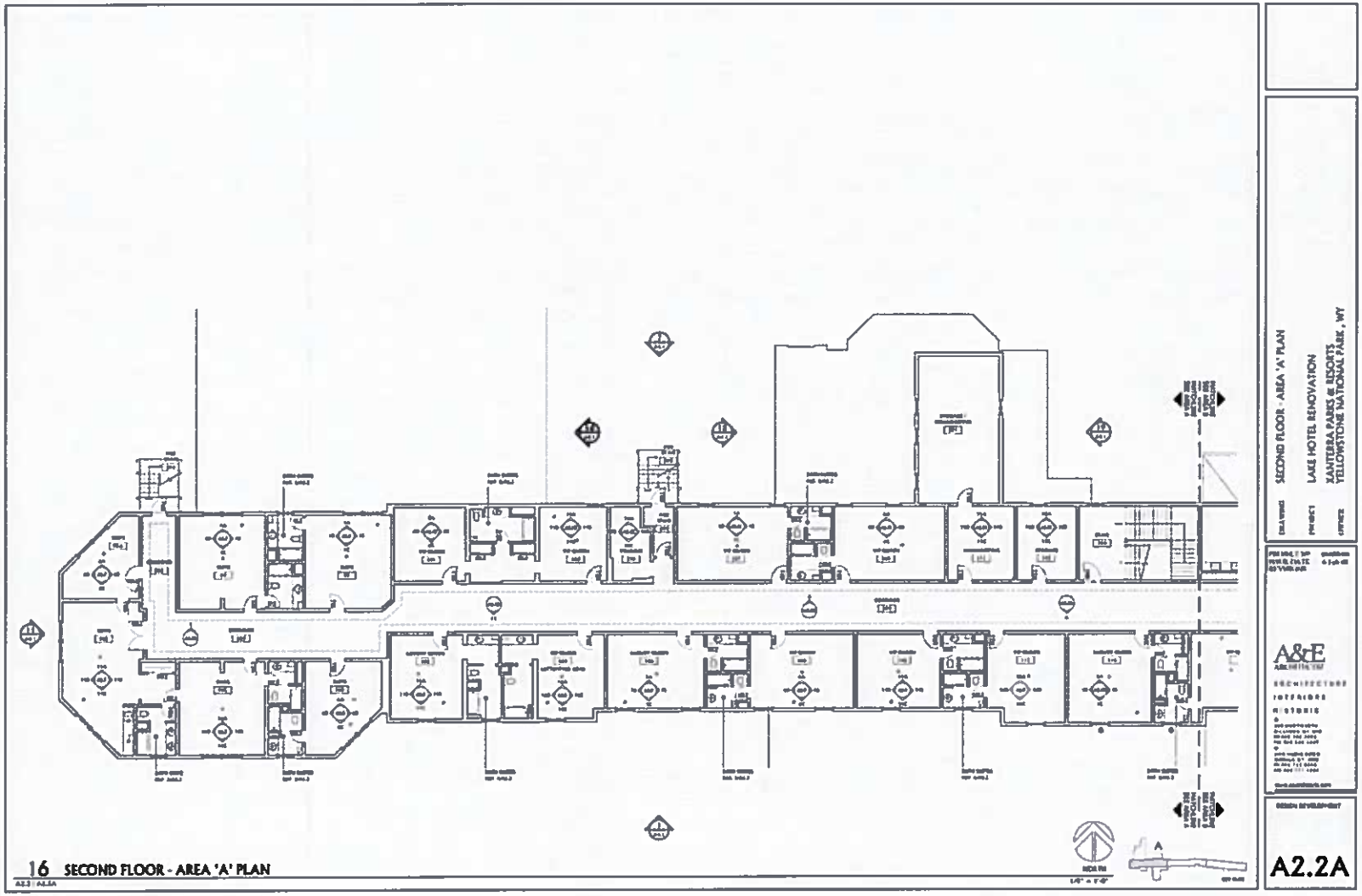



A&E ARCHITECTS

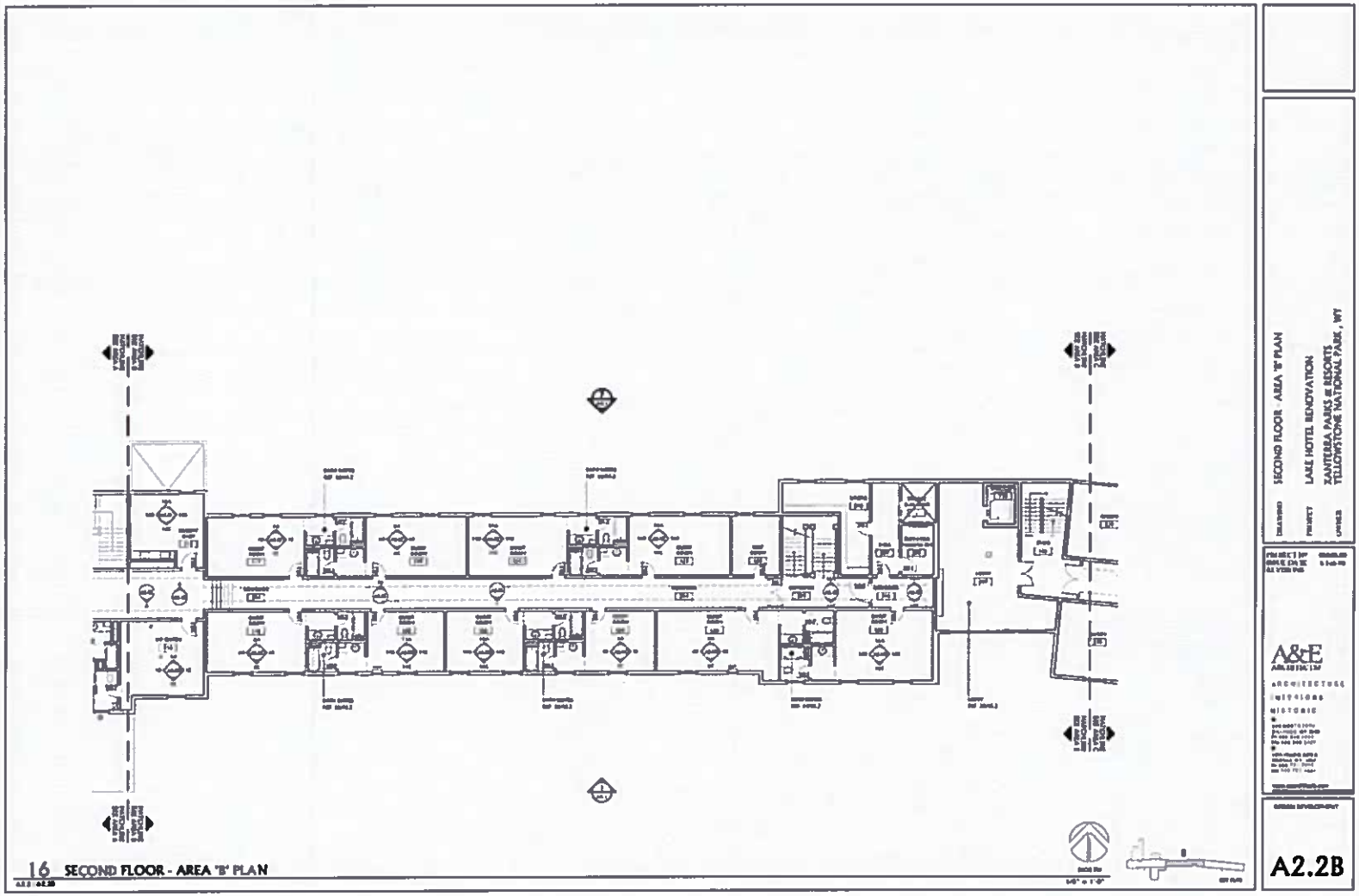
THE RENOVATION OF LAKE HOTEL
YELLOWSTONE NATIONAL PARK, WY



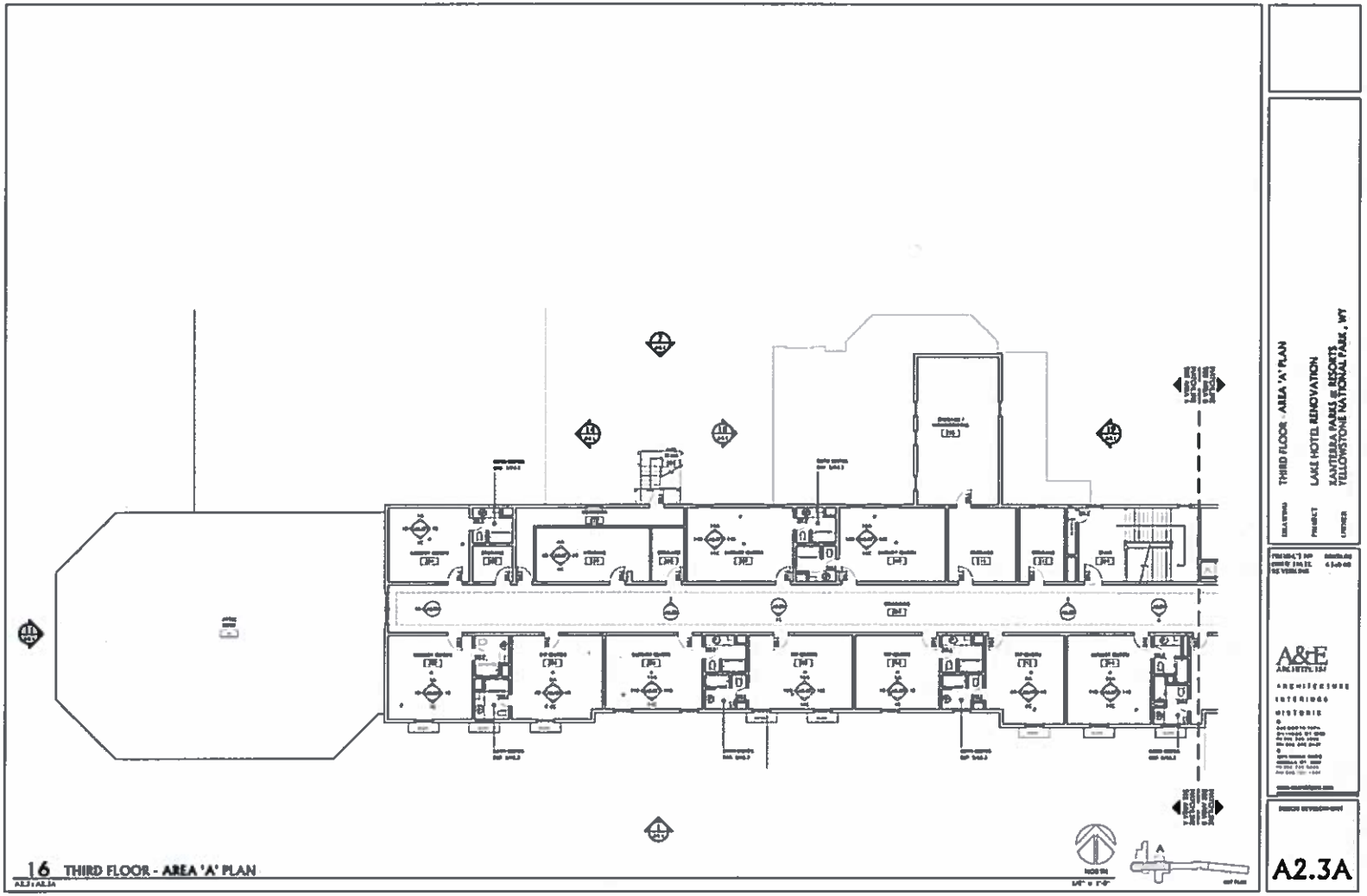
- Second Floor Renovation Plan



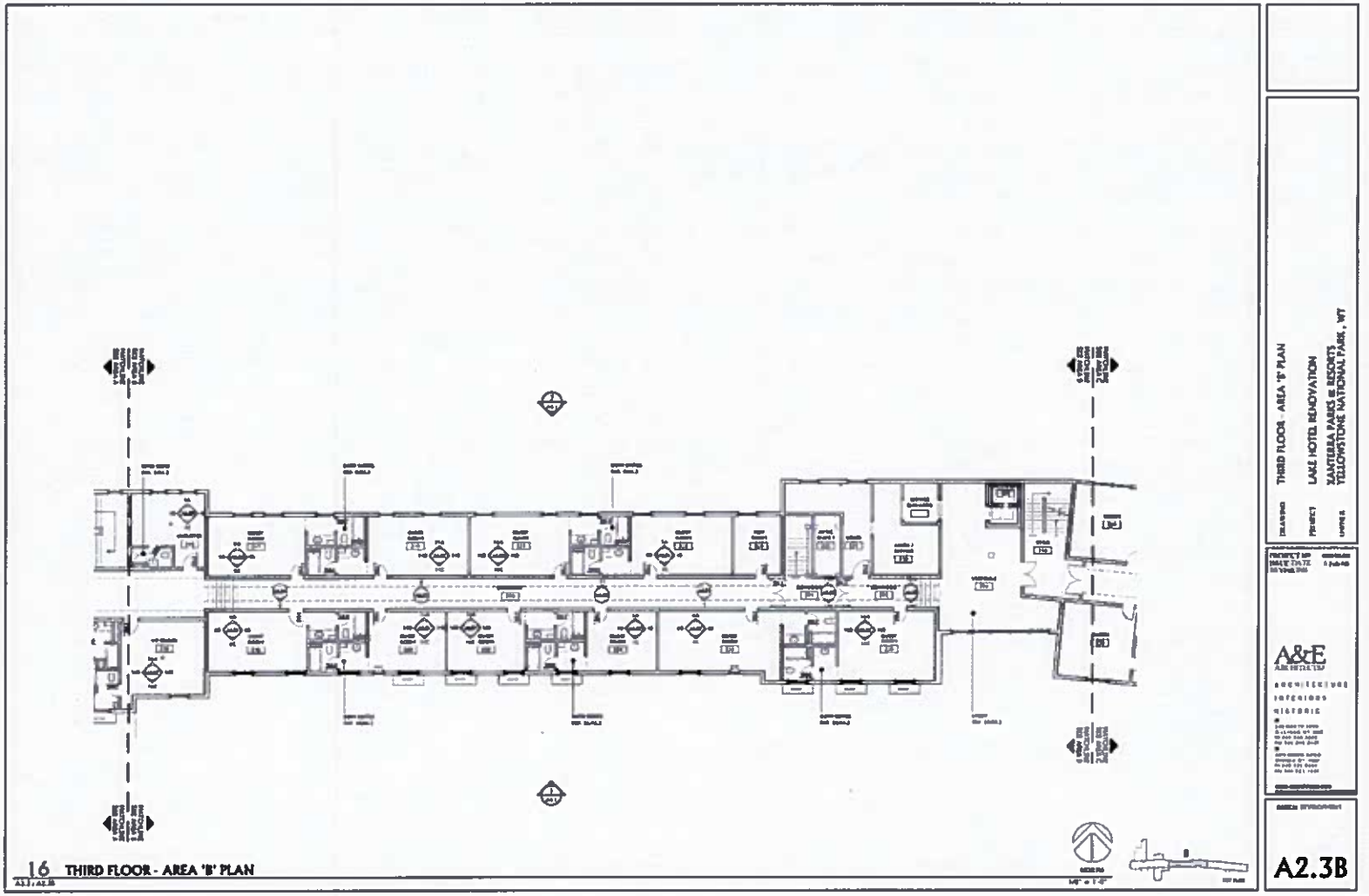
- Second Floor Renovation Plan



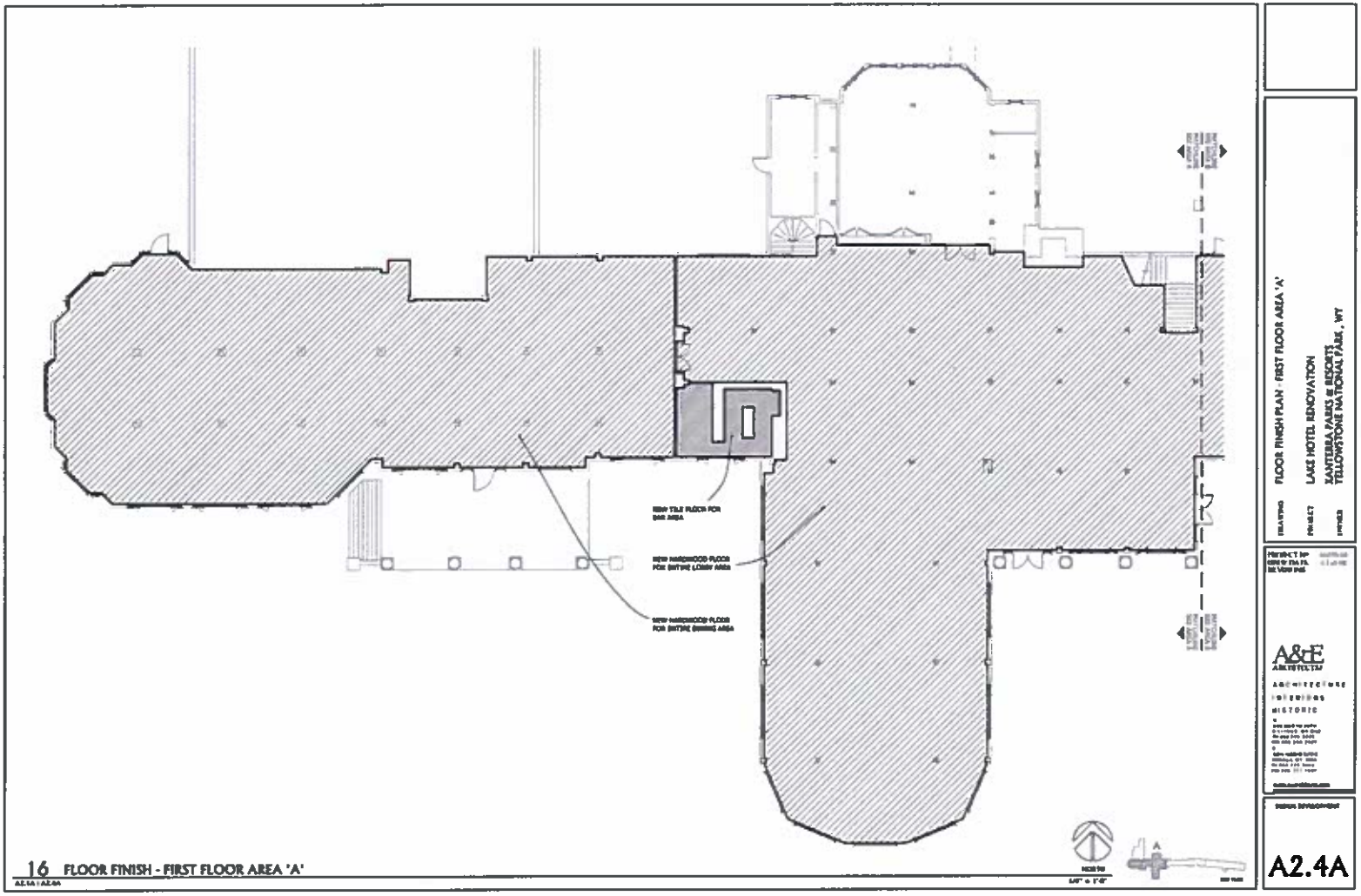
- Third Floor Renovation Plan



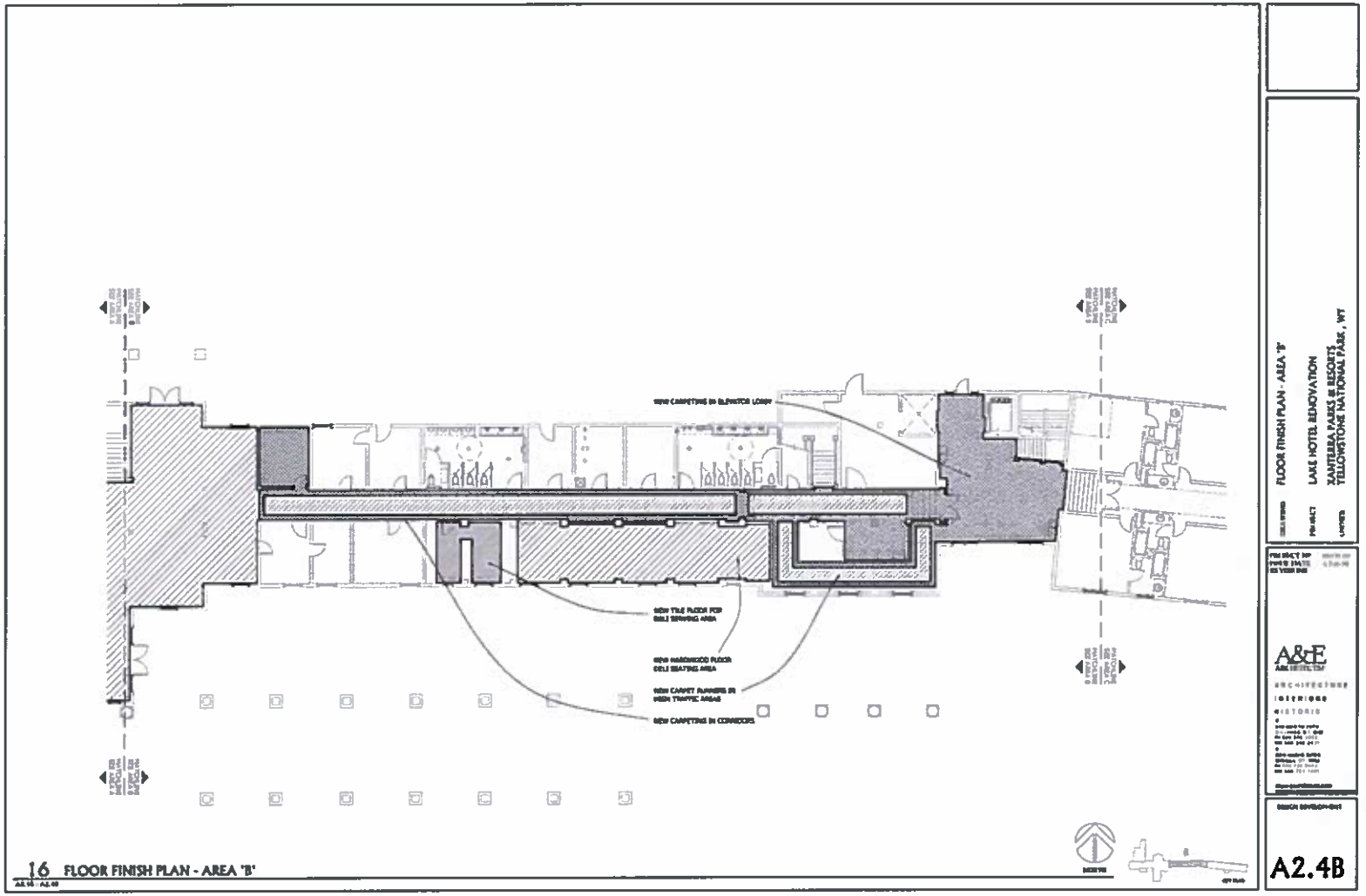
- Third Floor Renovation Plan



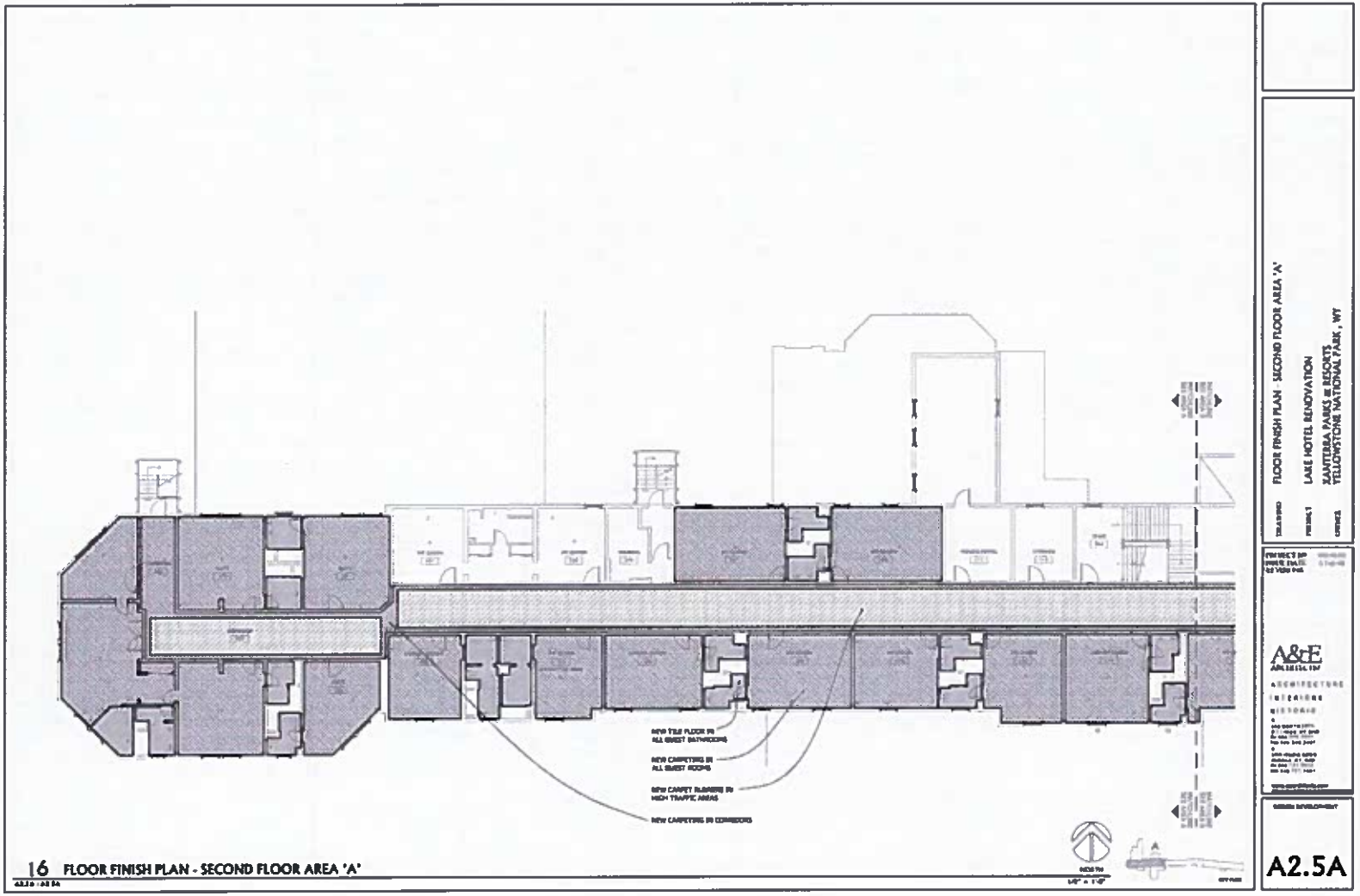
- Floor Finish Plan - Main



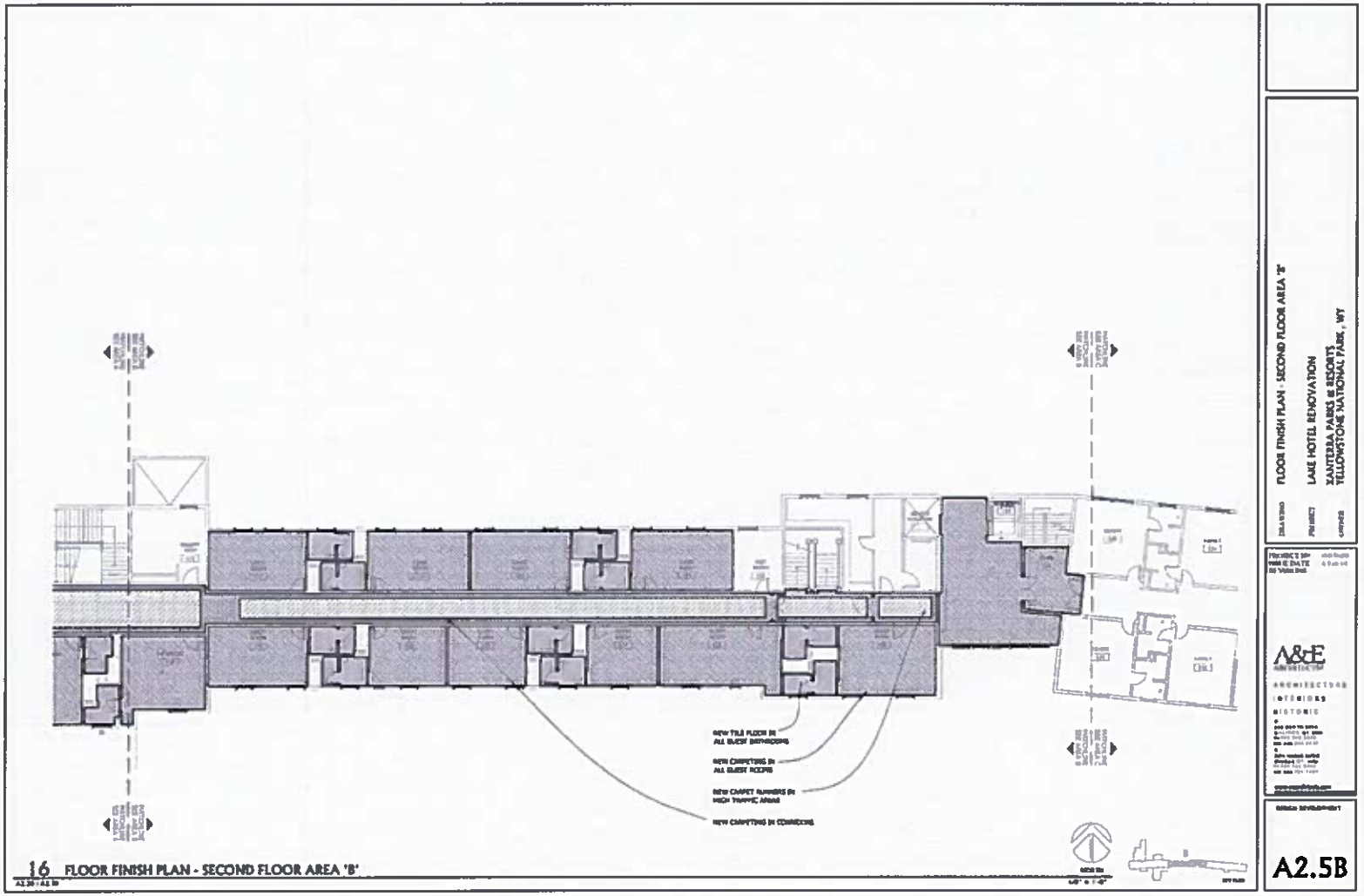
- Floor Finish Plan - Main



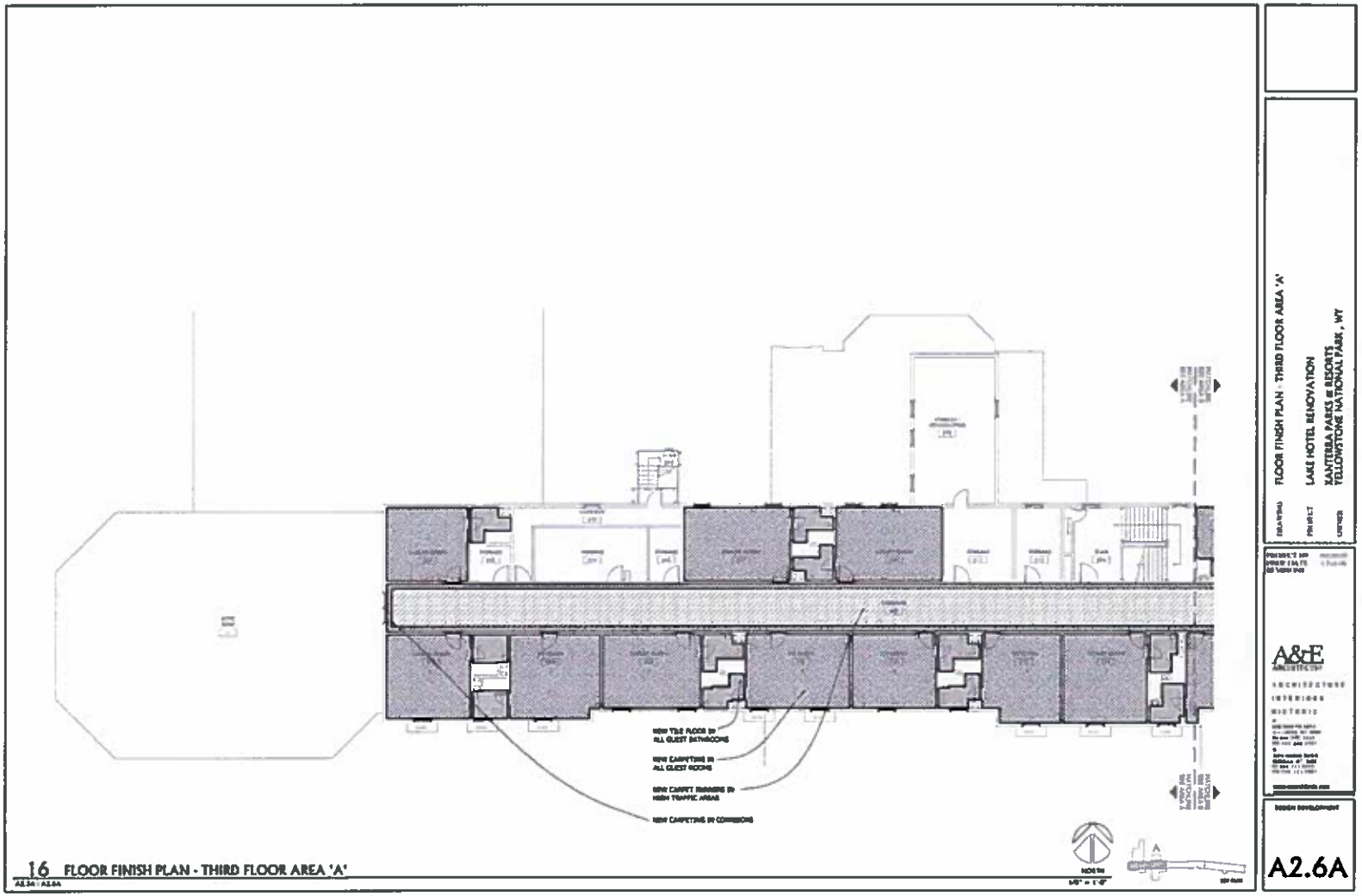
- Floor Finish Plan – Second Floor



- Floor Finish Plan – Second Floor



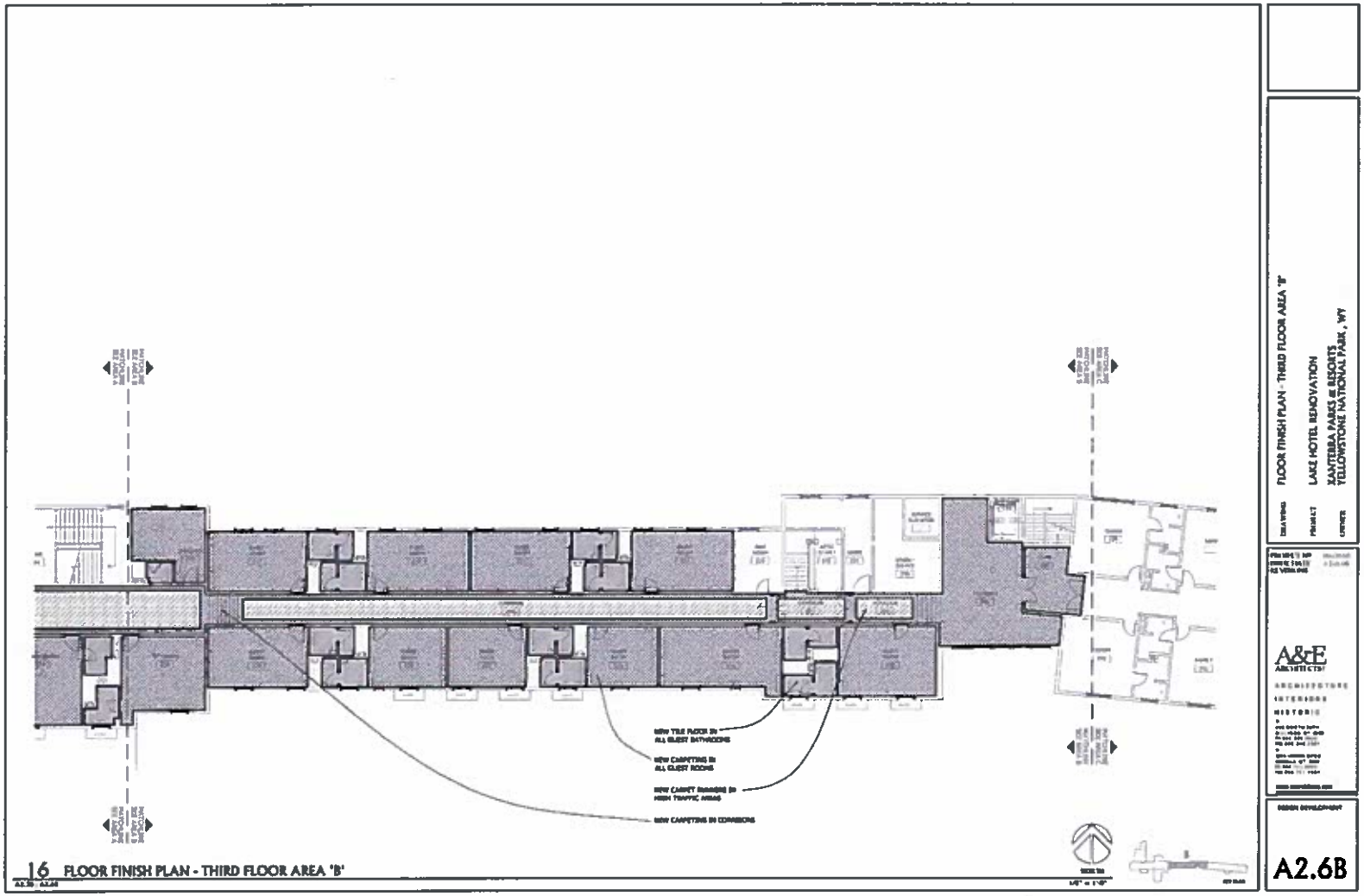
- Floor Finish Plan – Third Floor



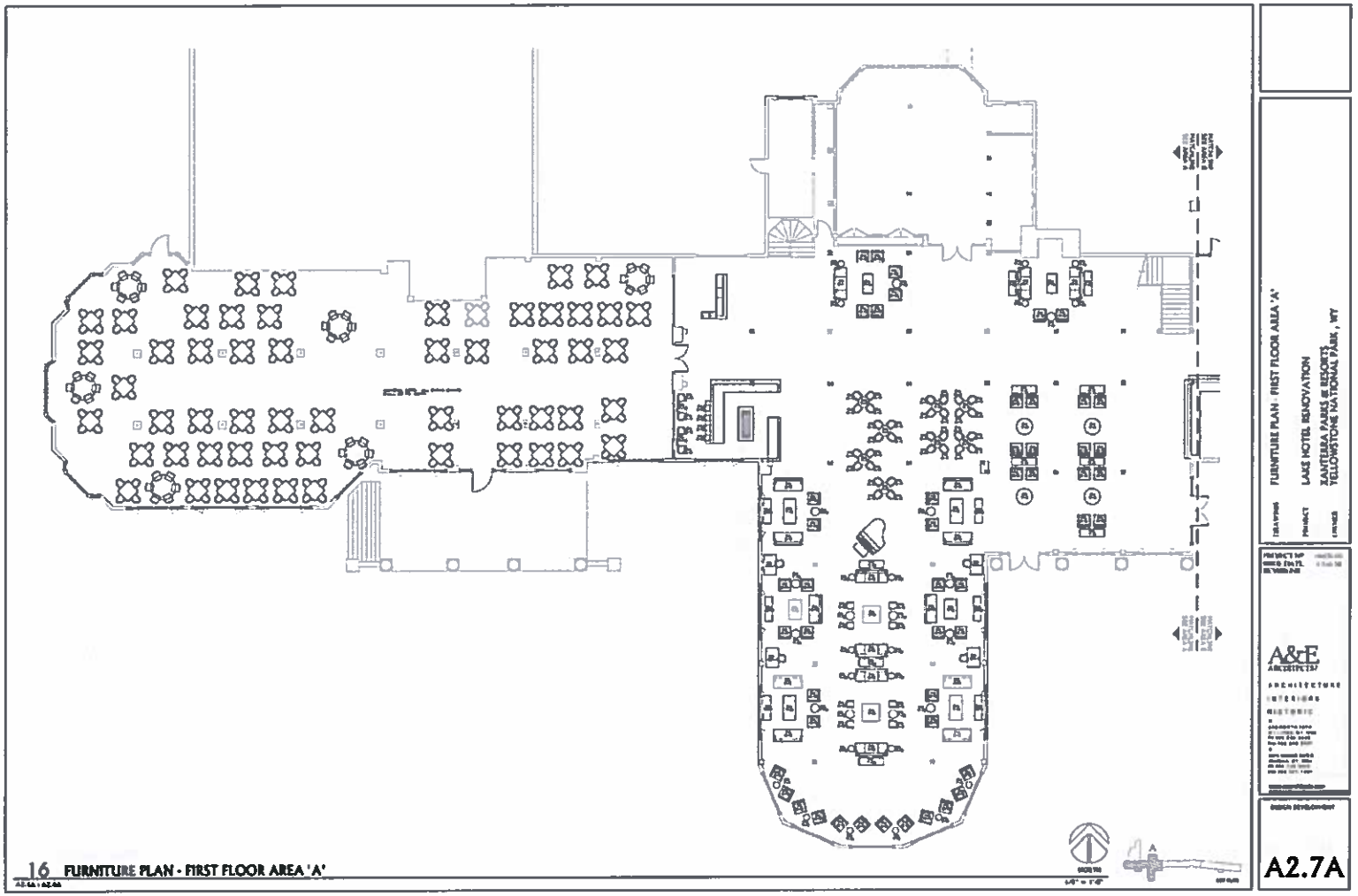




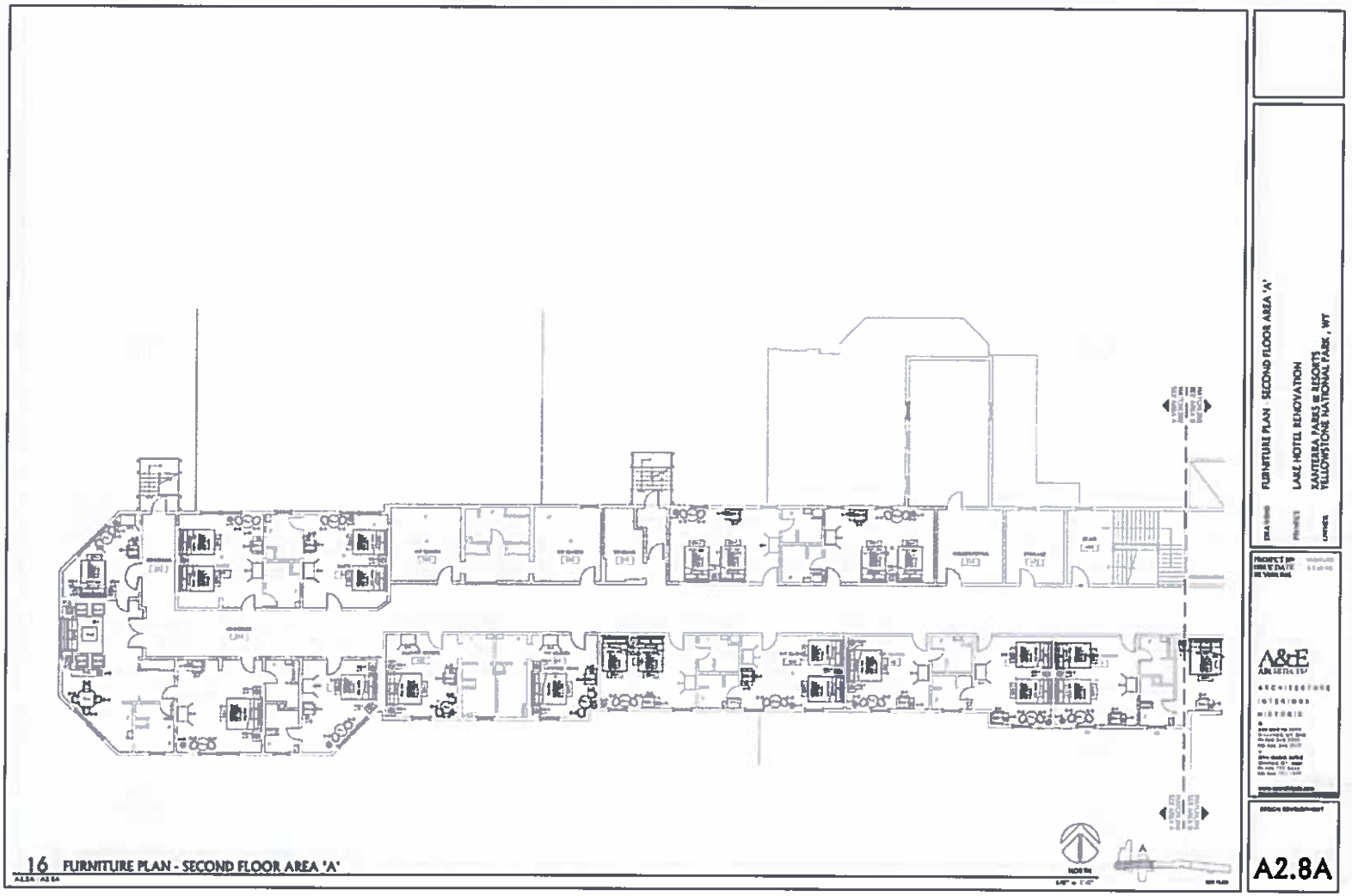

- Floor Finish Plan – Third Floor



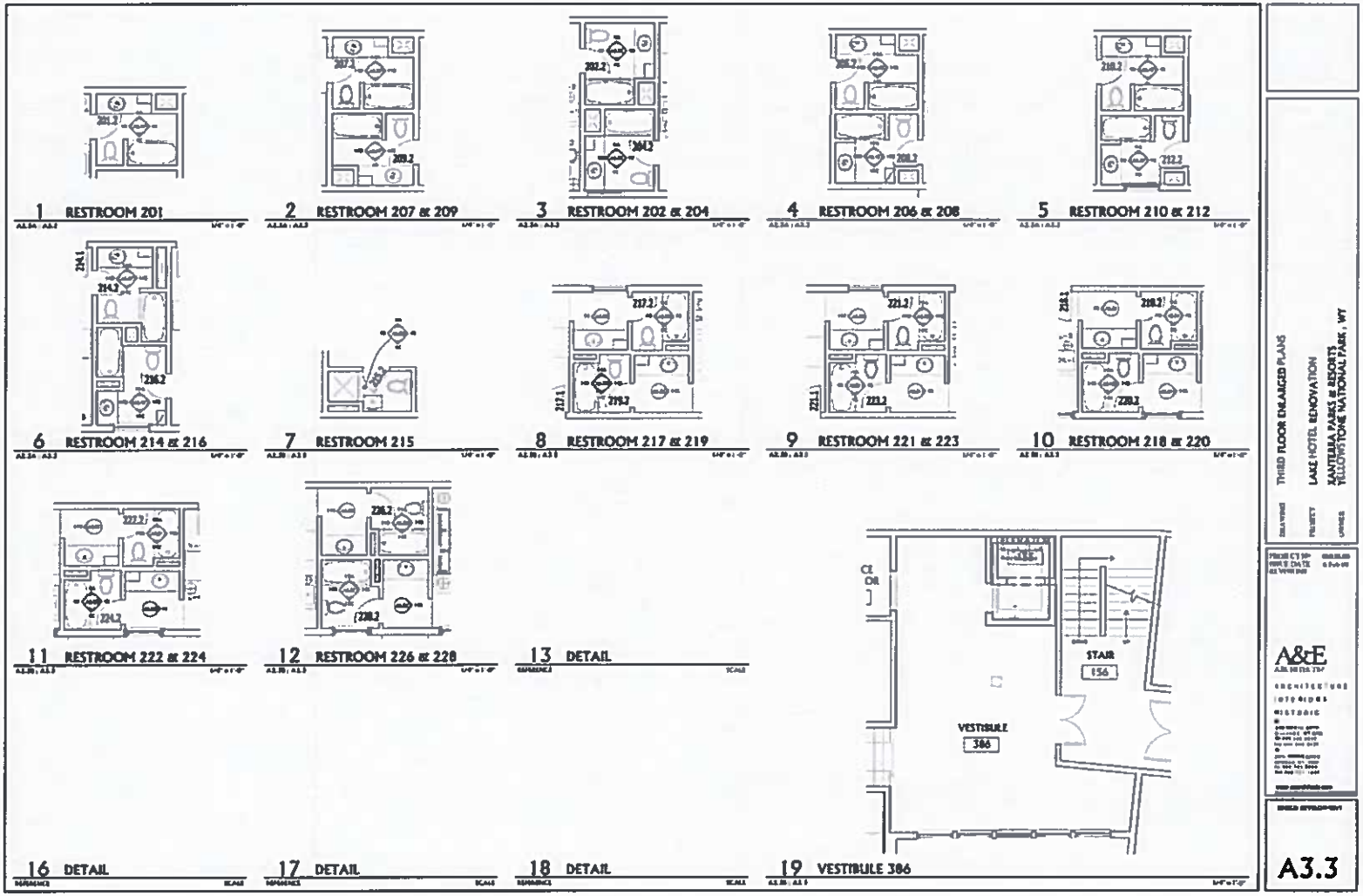
- Furniture Layout - Main



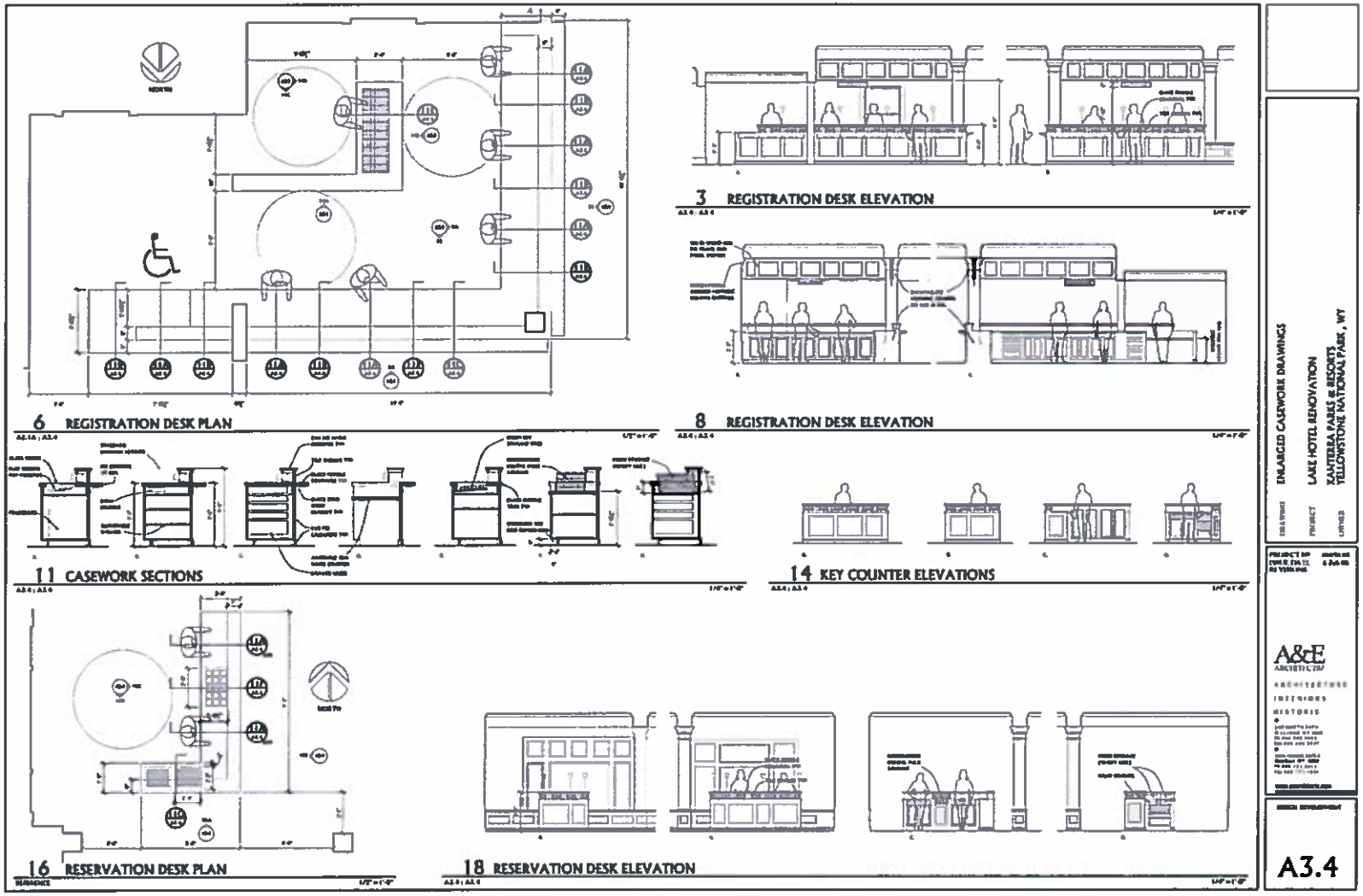
- Furniture Layout – Second Floor



- Enlarged Restroom Plans



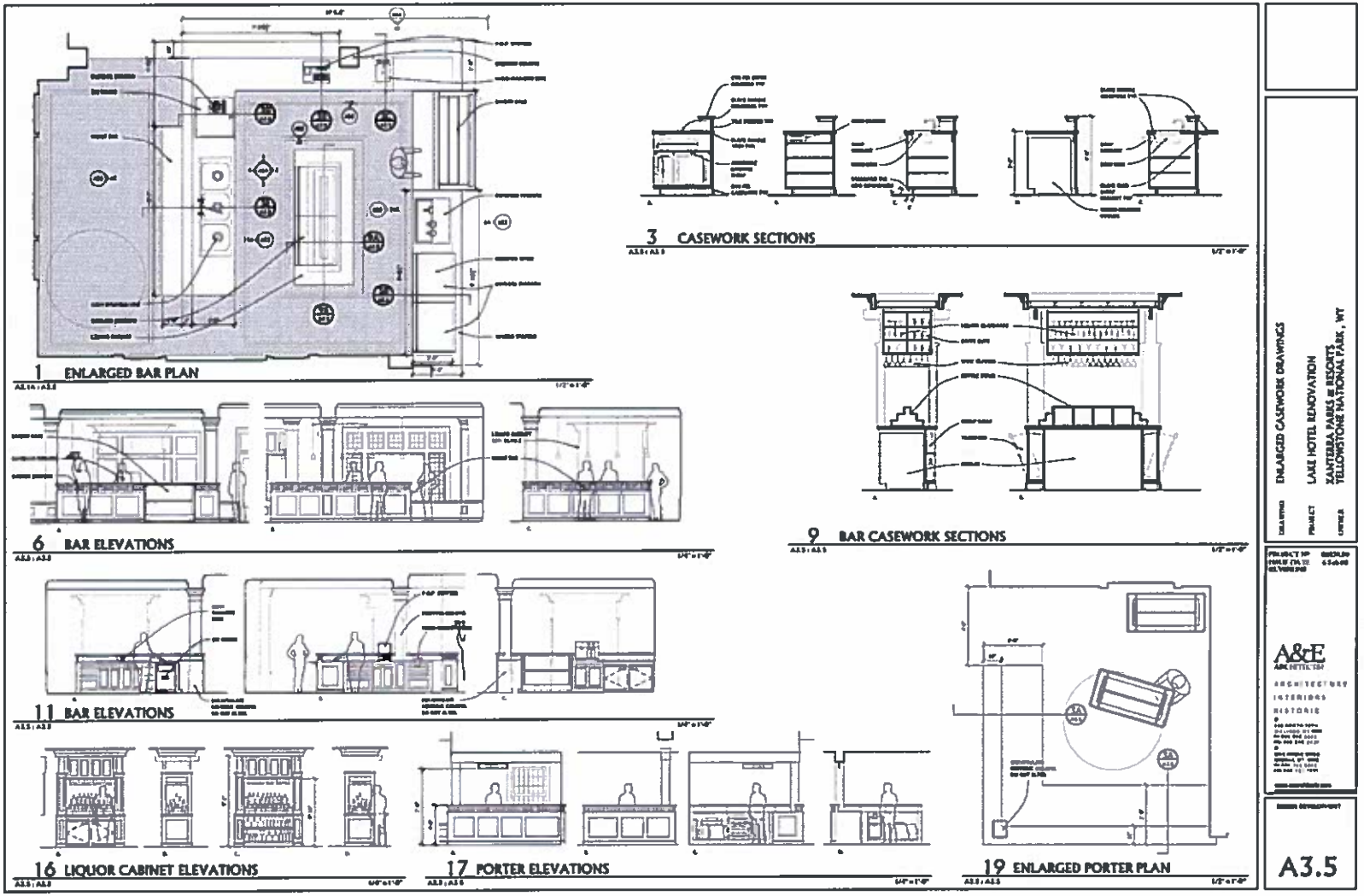
- Enlarged Registration / Dining Reservation Desk








- Enlarged Sun Room Bar / Porter's Station



- Typical Paint Schemes.



# APPENDIX G - ENHANCED DESIGN DEVELOPMENT



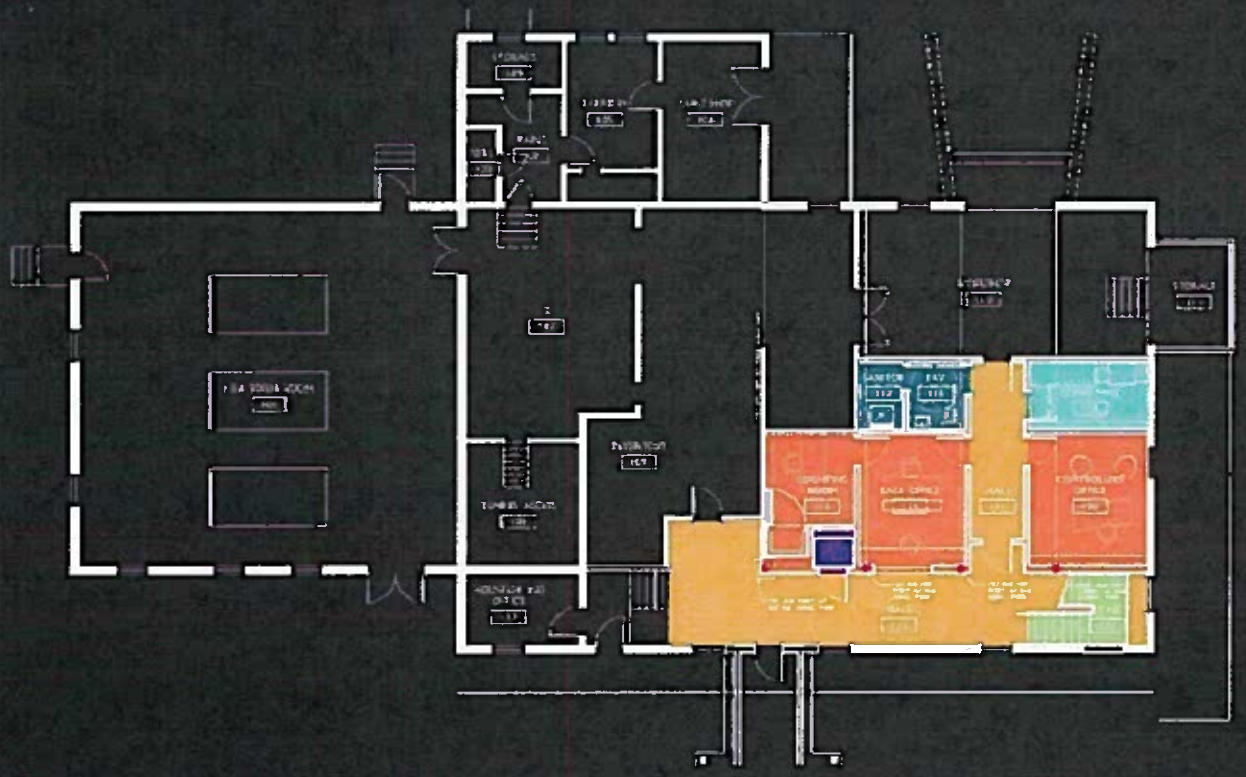
Xanterra PARKS & RESORTS®

# LAKE HOTEL RENOVATION
# "ENHANCED" DESIGN DEVELOPMENT

YELLOWSTONE NATIONAL PARK, WY

A&E ARCHITECTS

# Boiler Building – Admin Offices



**Boiler Building Re-design**

Existing Columns/ Truss lines

Computer Training Room
(upstairs only…)

Offices

Circulation

Copy/ Mail room

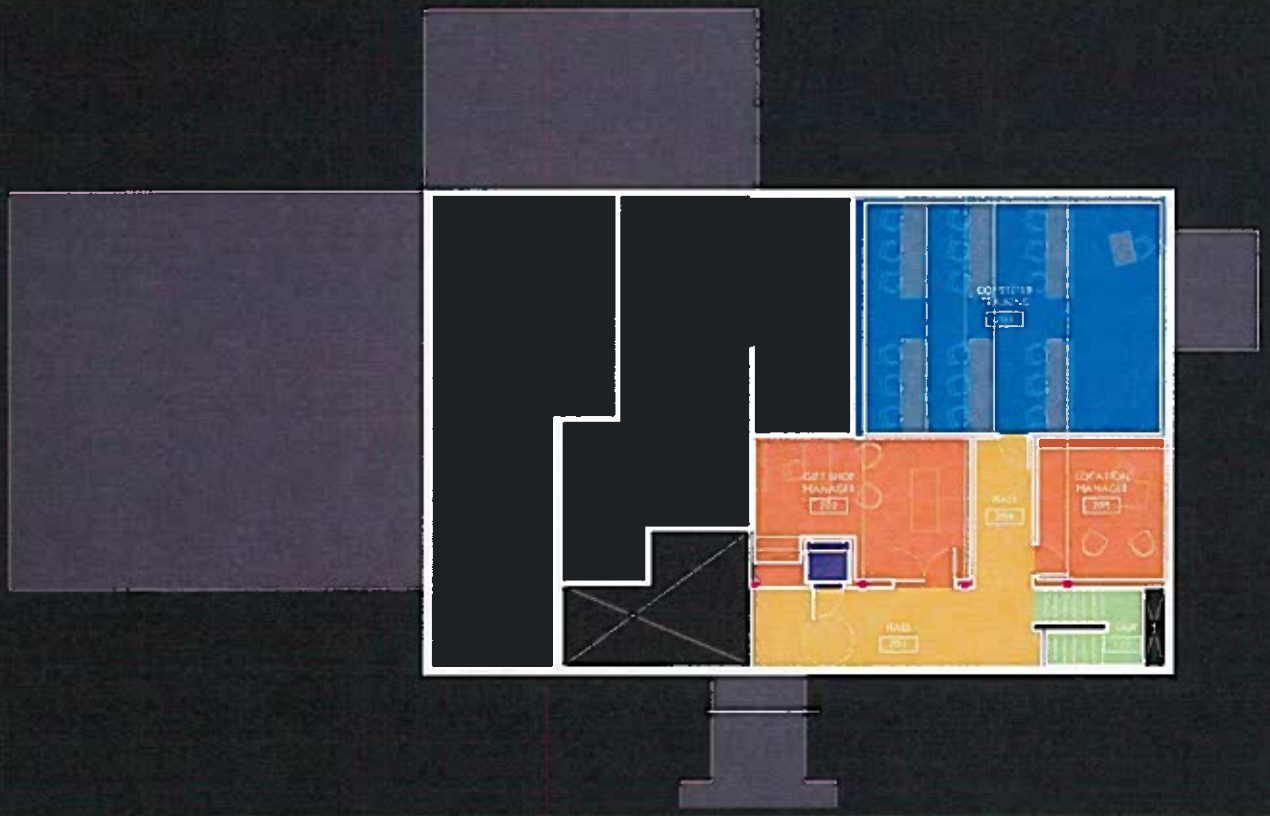
Stair well

Rest room/ Janitor Closet

LULA lift

A&E ARCHITECTS

# Boiler Building – Admin Offices



**Boiler Building Re-design**

Existing Columns/ Truss lines

Computer Training Room

Offices

Circulation

Copy/ Mail room
(downstairs only…)

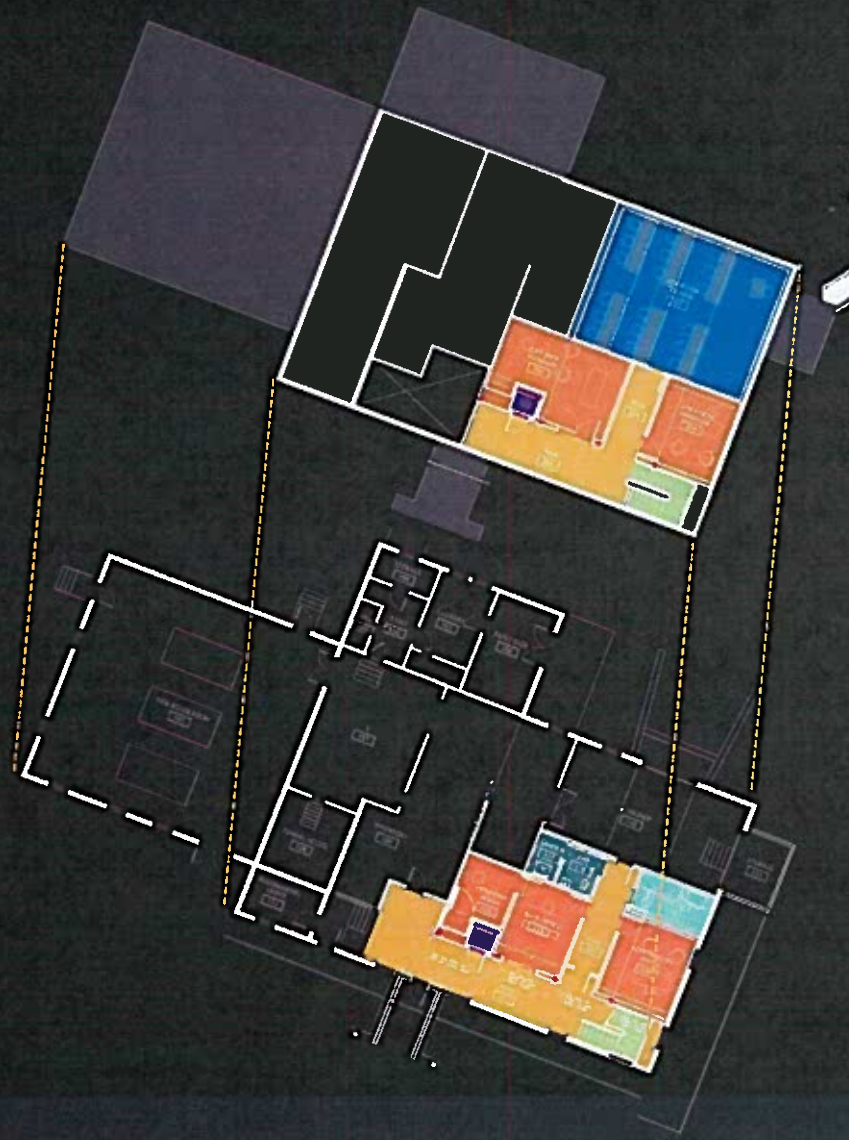
Stair well

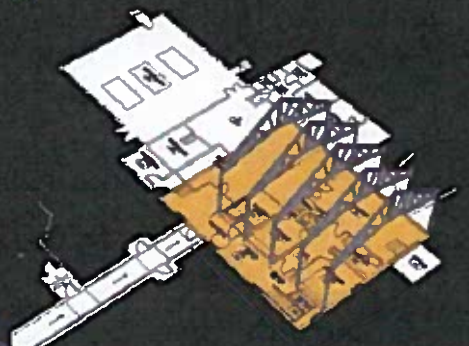
Rest room/ Janitor Closet
(downstairs only…)

LULA lift

A&E ARCHITECTS

# Boiler Building – Admin Offices

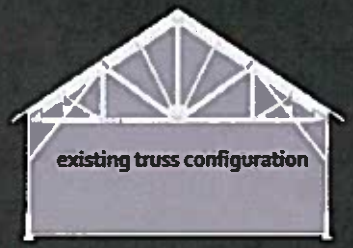




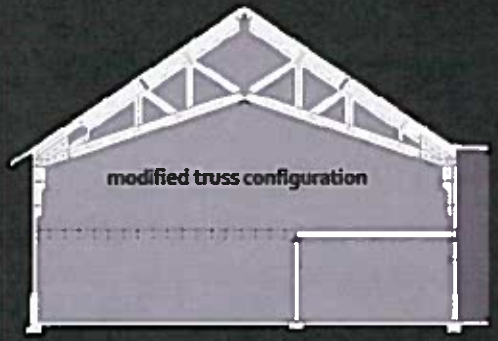
**Lake Hotel Boiler Building Redesign**

Office suites laid out in 2 levels established within existing envelope...

Truss modification required for head clearance on upper level...




Stairs and LULA lift required.




A&E ARCHITECTS

# Boiler Building – Connector

- roof profile options…







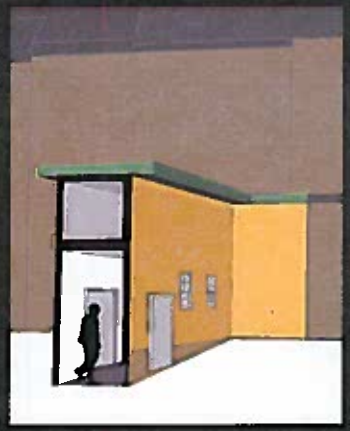
**Lake Hotel Boiler Building Connector**

Boiler building approximately 4ft below main floor of Hotel.

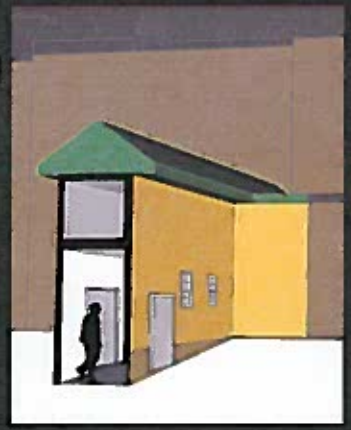
Ramp down with landings required.

Roof line extension from gift shop expansion creates high ceiling space…

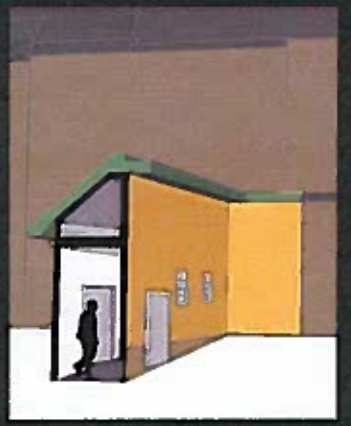
a

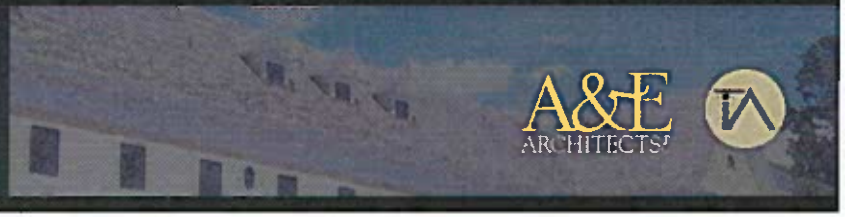


b



c



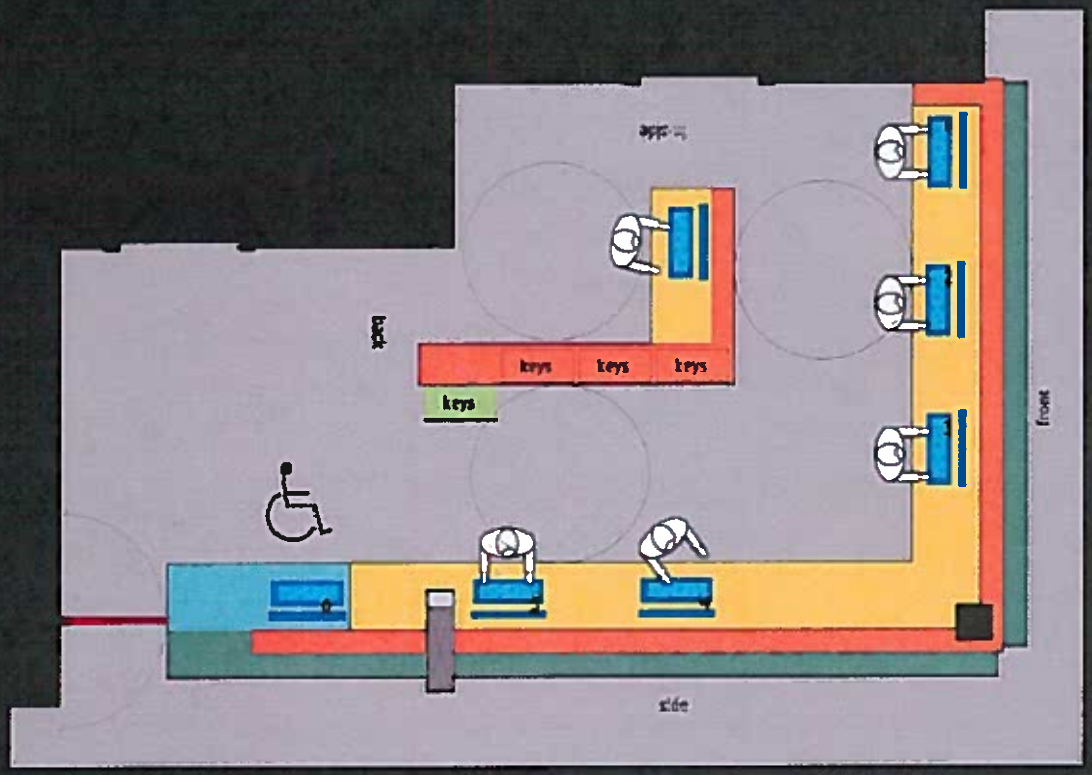


# Bell Hop / Valet / Concierge




A&E ARCHITECTS

# Registration Desk




REGISTRATION DESK FEATURES:

work station

39" counter height

30" counter height ADA (adjustable)

double-swing gate

39" transaction counter

50" upper counter

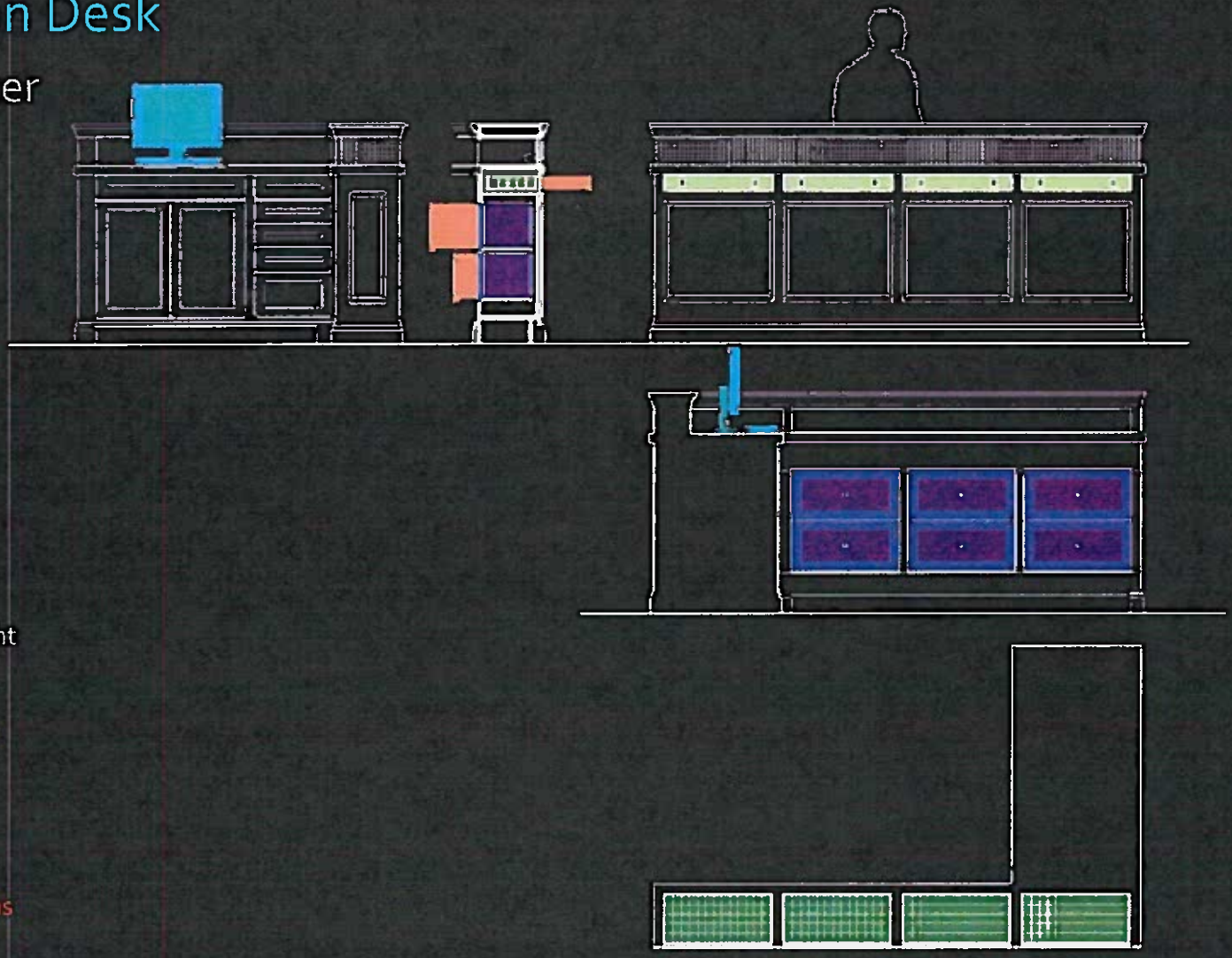
key drawers

NOTE:
workstation added to senior staff

A&E ARCHITECTS

# Registration Desk

## Key Counter



SENIOR
STAFF
WORKSTATION

work station

39" counter height

Storage drawers

key
drawers

drawer extensions

A&E ARCHITECTS

# Registration Desk

## Key Counter

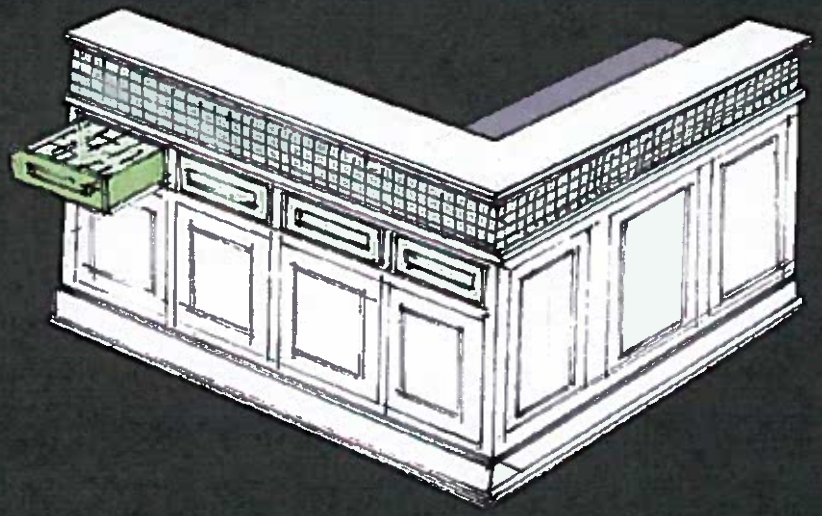
SENIOR
STAFF
WORKSTATION

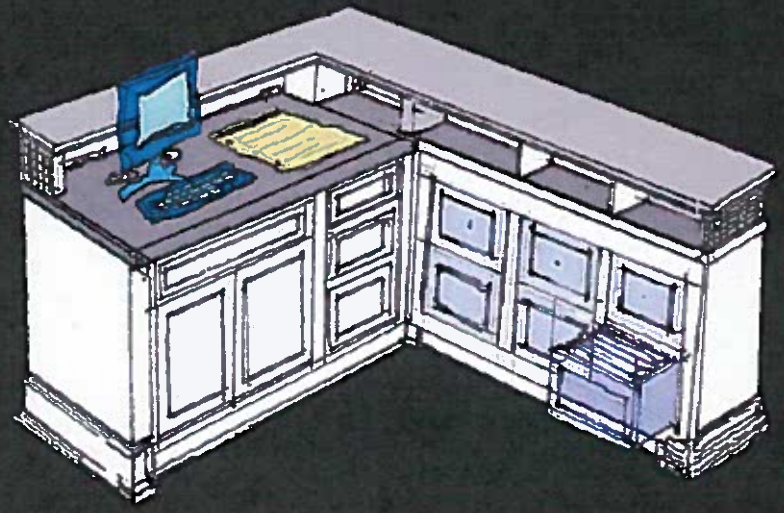
work station

39" counter height

Storage drawers

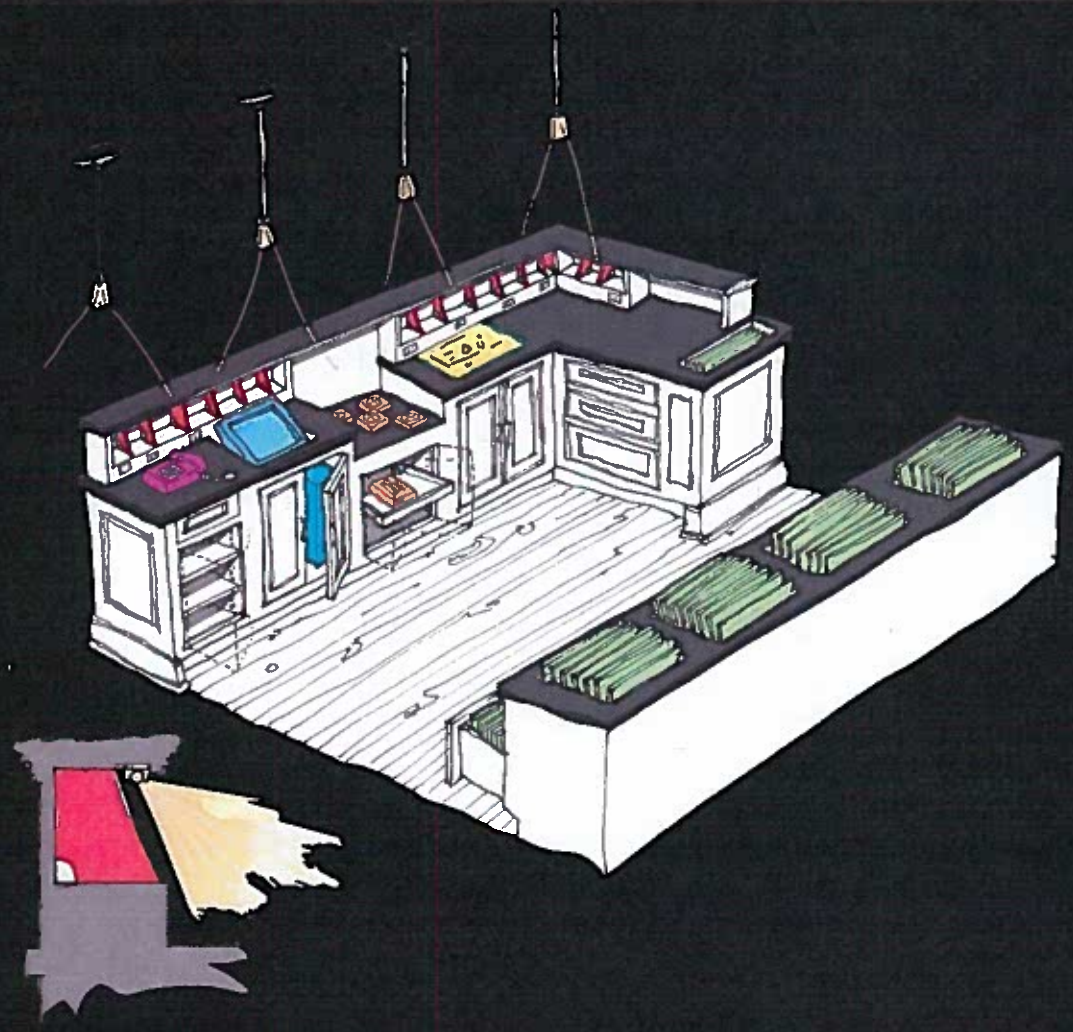
key
drawers





A&E ARCHITECTS

# Host Desk



**Lake Hotel Host Desk**
**Re-design Features:**

computer reservation station

menu storage bins

reservation map /
seating chart work station
(provide casework for
future computer station...)

electronic buzzer charging station

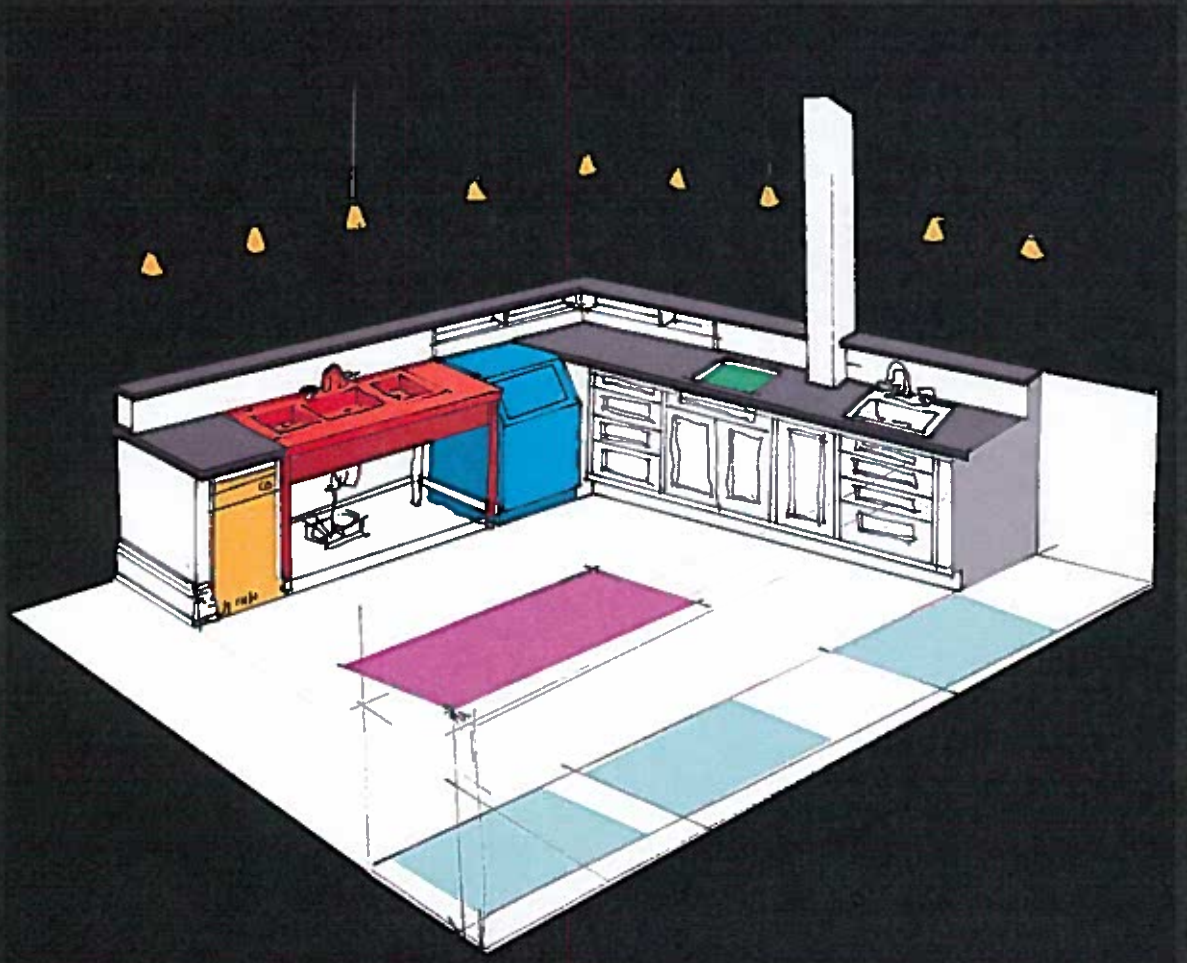
storage cubbies provided with
integral LED strip lighting

marble counter tops typ...

introduce ceiling pendant lights
for general illumination

A&E ARCHITECTS

# Lobby Bar



Lake Hotel Bar Re-design
Features:

ice machine (blender on top)

point of sales station

dish washer

glass storage- pull out shelves?
or roll-in carts?

wine/liquor storage
(as per original DD package)

dish washing sink- 3 basin

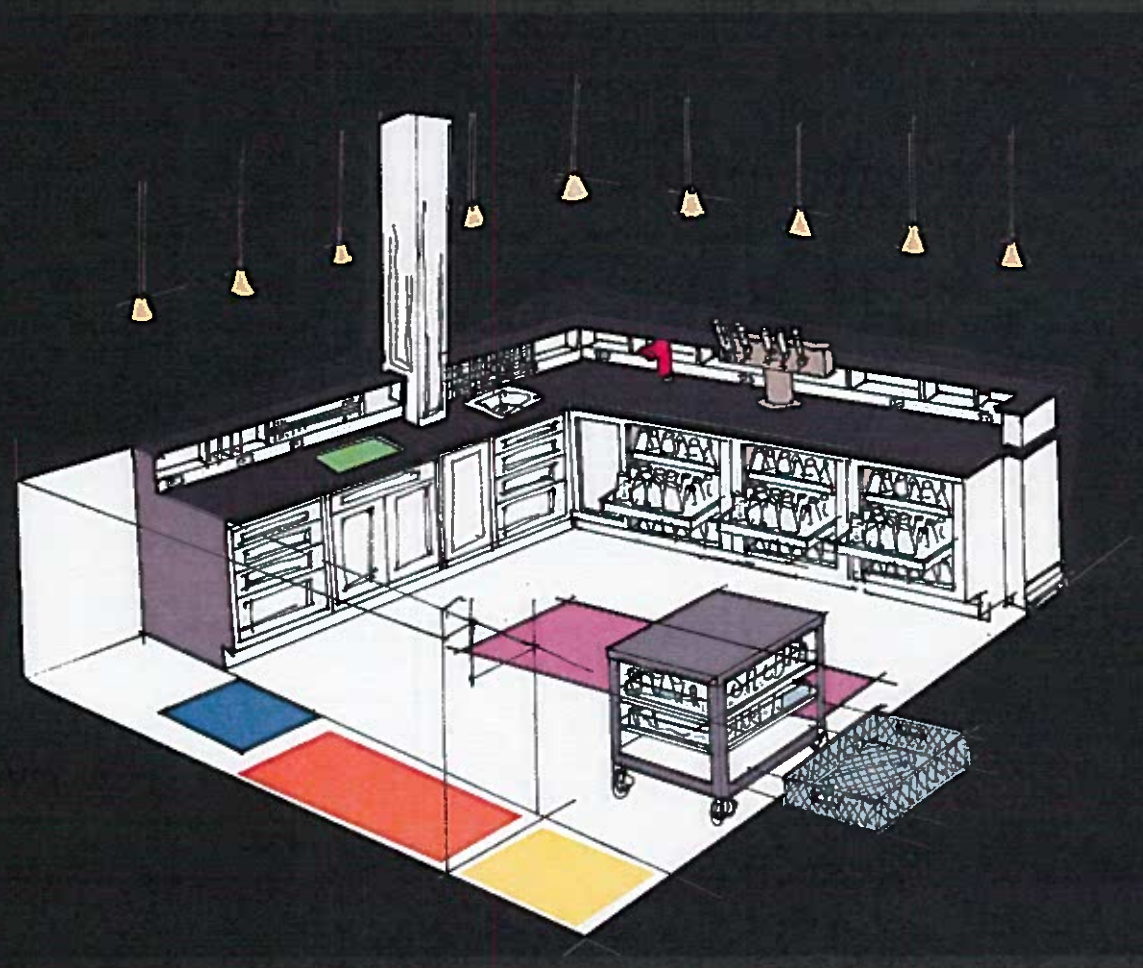
soda dispenser

beer taps- kegs to be stored in kitchen

marble counter tops

A&E ARCHITECTS

# Lobby Bar



Lake Hotel Bar Re-design
Features:

ice machine (blender on top)

point of sales station

dish washer

glass storage- pull out shelves?
or roll-in carts?

wine/liquor storage
(as per original DD package)

dish washing sink- 3 basin

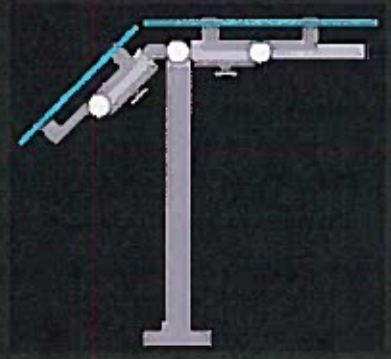
soda dispenser

beer taps- kegs to be stored in kitchen

marble counter tops

A&E ARCHITECTS

# Dining Buffet



**Lake Hotel Buffet Tables**
**Re-design Features:**

2- 12ft long tables

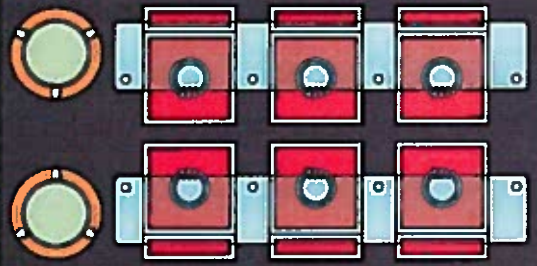
chilled marble insert

6 induction burner inserts

plate warmers

sneeze guard/ glass shelf

## Dual Side Serving Option





## Single Side Serving Option





A&E ARCHITECTS

# Dining Buffet

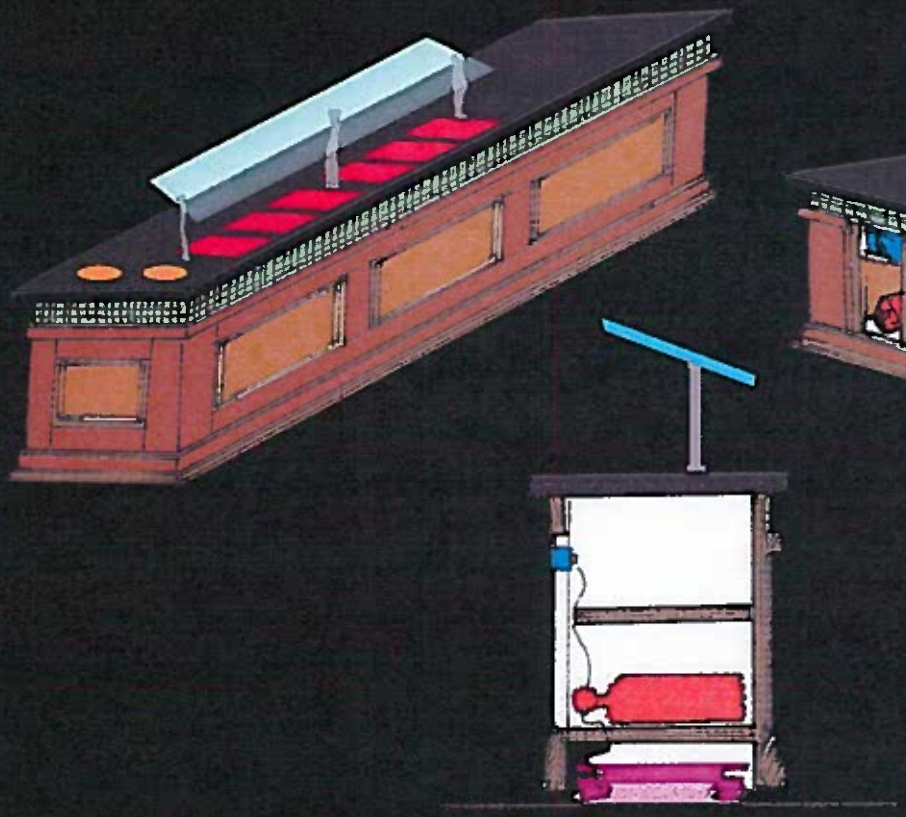
**Lake Hotel Buffet Tables**
**Re-design Features:**

2- 12ft long tables

chilled marble insert

6 induction burner inserts
(single sided/double sided)

plate warmers
sneeze guard/ glass shelf

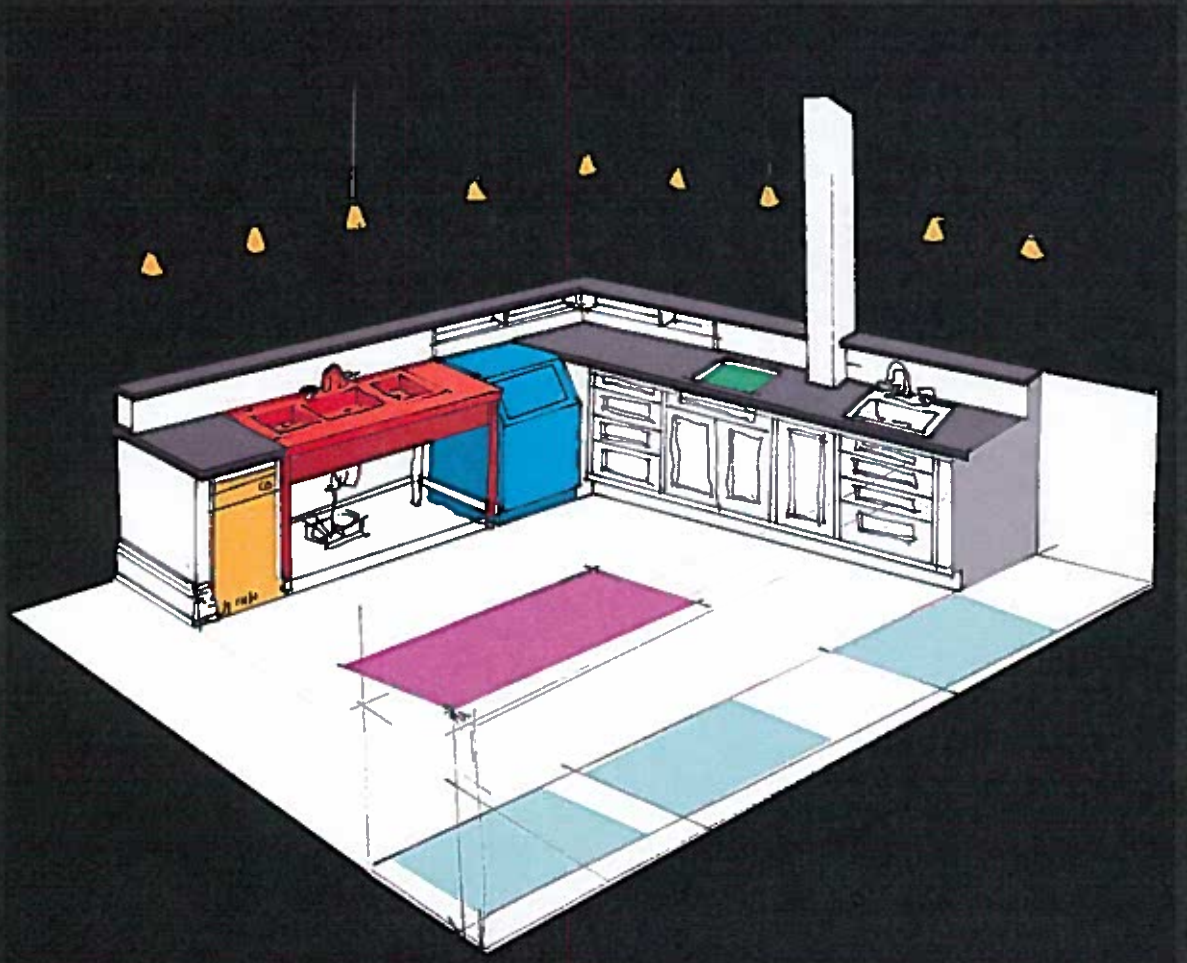


compressed air cylinder
(or compressor fitting)

Air caster- no wheels...

A&E ARCHITECTS

# Lobby Bar



Lake Hotel Bar Re-design
Features:

ice machine (blender on top)

point of sales station

dish washer

glass storage- pull out shelves?
or roll-in carts?

wine/liquor storage
(as per original DD package)

dish washing sink- 3 basin

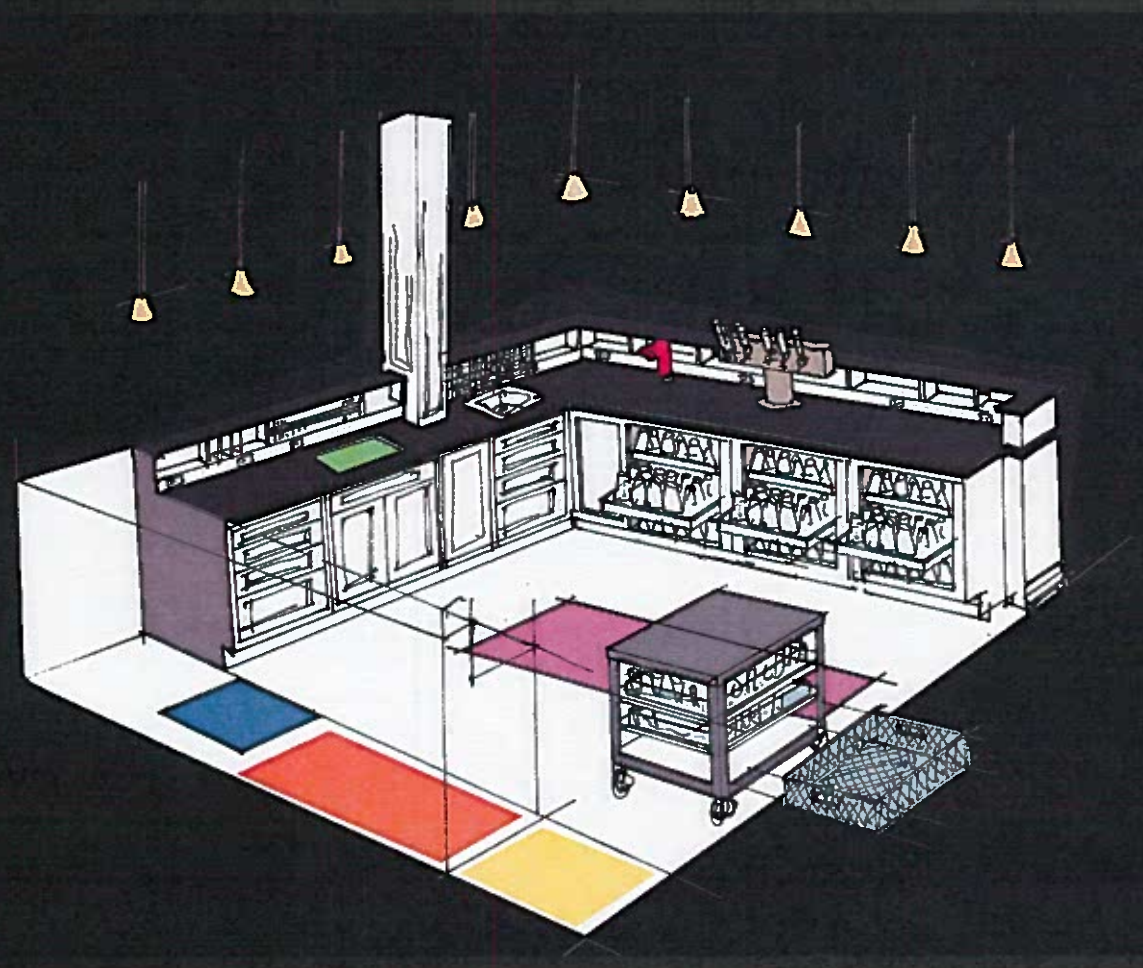
soda dispenser

beer taps- kegs to be stored in kitchen

marble counter tops

A&E ARCHITECTS

# Lobby Bar



Lake Hotel Bar Re-design
Features:

ice machine (blender on top)

point of sales station

dish washer

glass storage- pull out shelves?
or roll-in carts?

wine/liquor storage
(as per original DD package)

dish washing sink- 3 basin

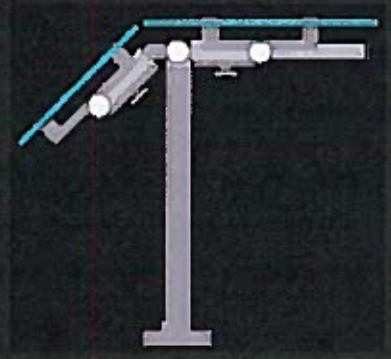
soda dispenser

beer taps- kegs to be stored in kitchen

marble counter tops

A&E ARCHITECTS

# Dining Buffet



**Lake Hotel Buffet Tables**
**Re-design Features:**

2- 12ft long tables

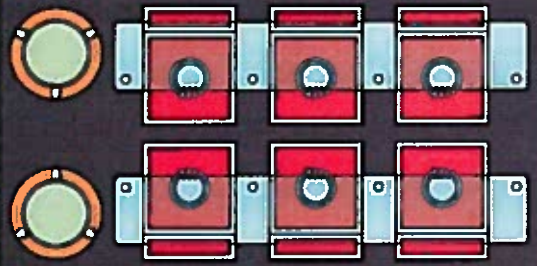
chilled marble insert

6 induction burner inserts

plate warmers

sneeze guard/ glass shelf

## Dual Side Serving Option





## Single Side Serving Option





A&E ARCHITECTS

# Dining Buffet

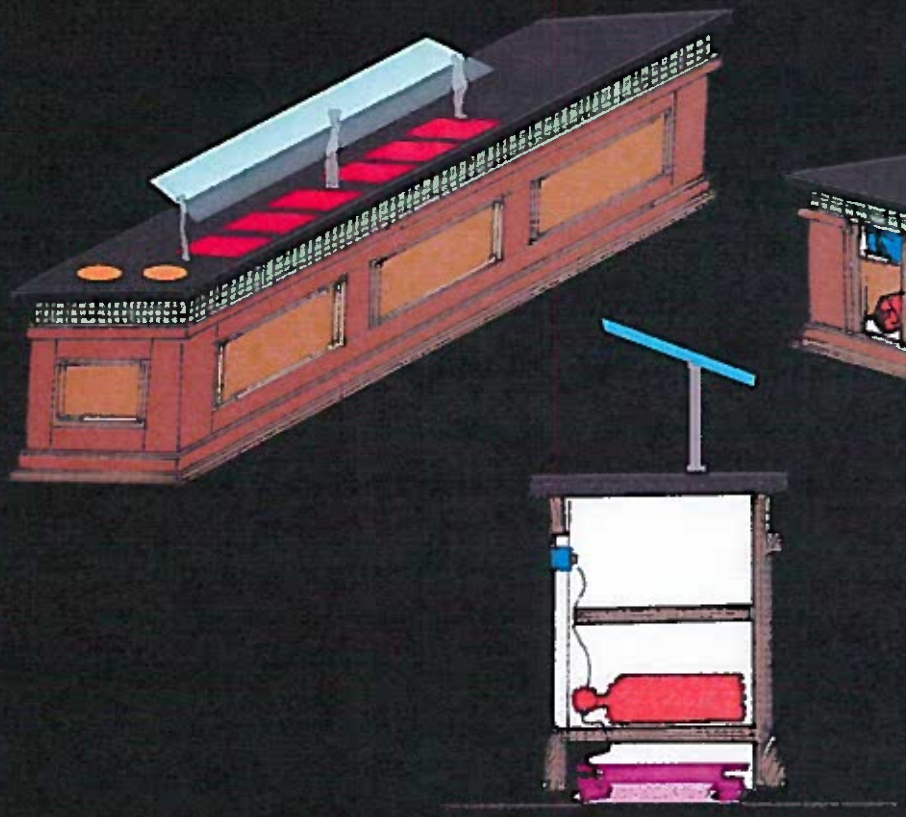
**Lake Hotel Buffet Tables**
**Re-design Features:**

2- 12ft long tables

chilled marble insert

6 induction burner inserts
(single sided/double sided)

plate warmers
sneeze guard/ glass shelf



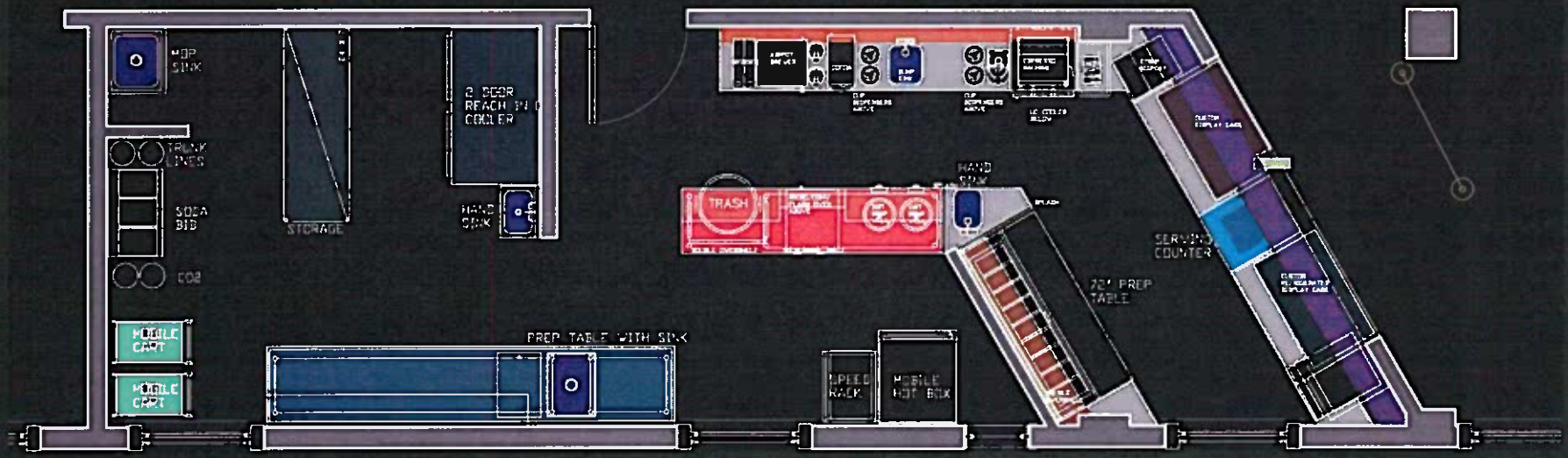
compressed air cylinder
(or compressor fitting)

Air caster- no wheels...

A&E ARCHITECTS

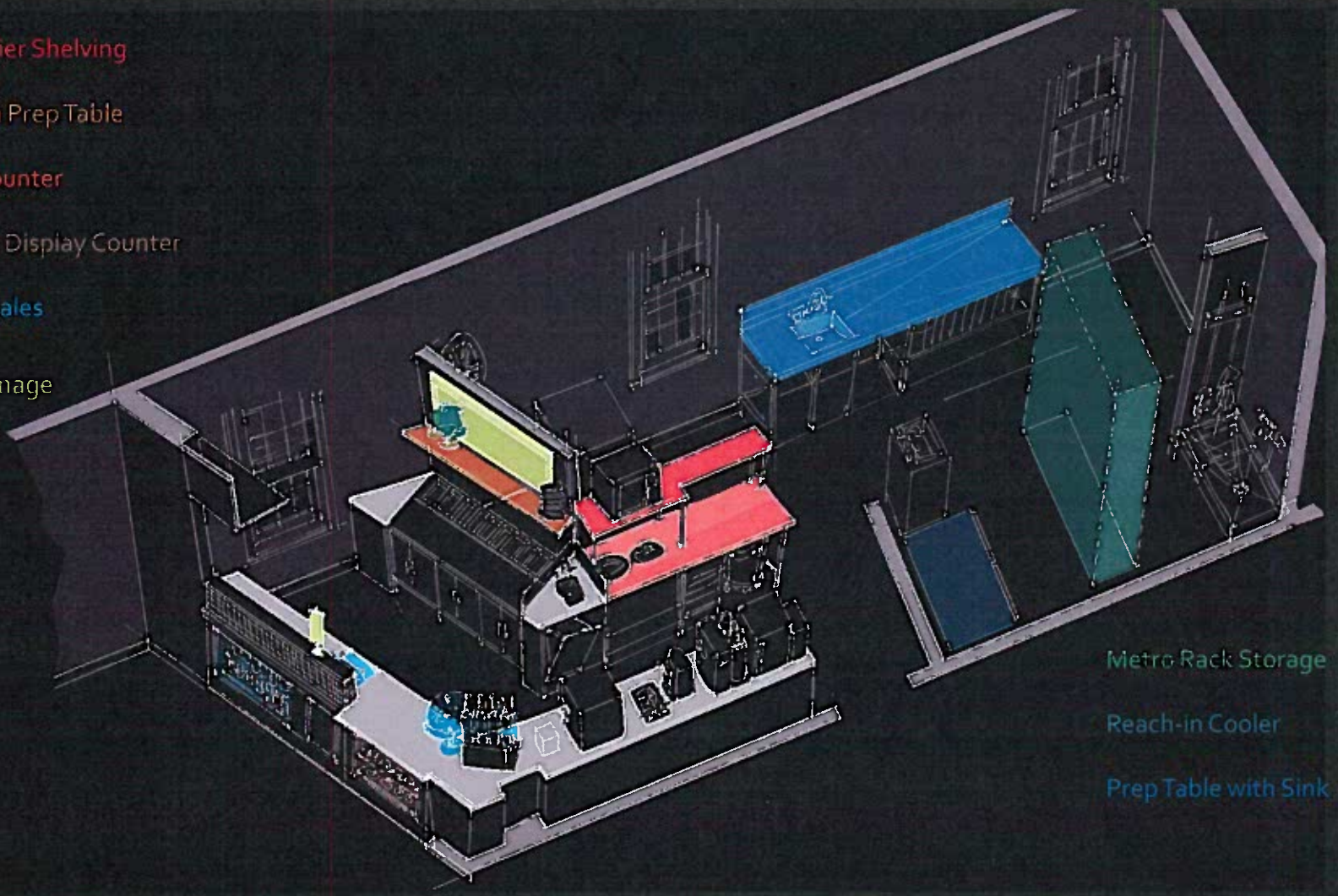
# Deli Kitchen

- Metro Rack Storage
- Reach-in Cooler
- Prep Table with Sink
- Sinks
- Mobile Carts
- Double- tier Shelving
- Sandwich Prep Table
- Coffee Counter
- Sales and Display Counter
- Point of Sales
- Menu Signage



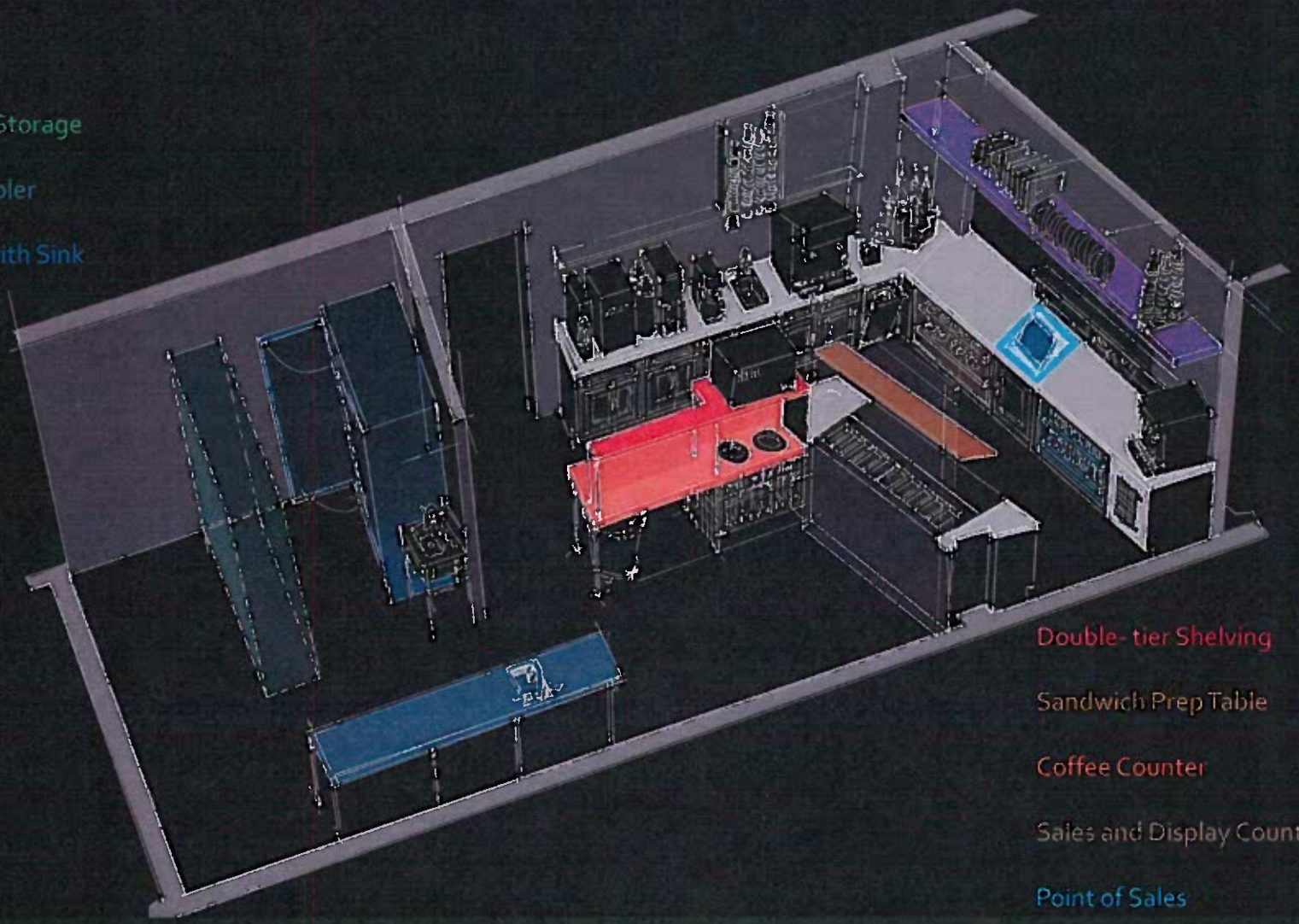

A&E ARCHITECTS

# Deli Kitchen




A&E ARCHITECTS

# Deli Kitchen



Metro Rack Storage

Reach-in Cooler

Prep Table with Sink

Double- tier Shelving

Sandwich Prep Table

Coffee Counter

Sales and Display Counter

Point of Sales

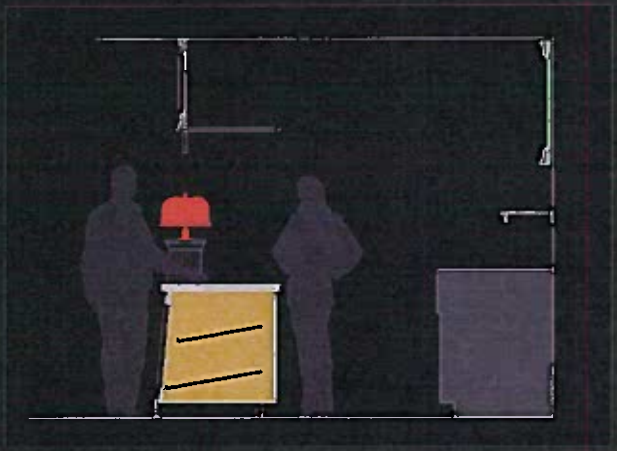
A&E ARCHITECTS

# Deli Kitchen

Non-refrigerated Display Case for Pastries/Cookies

Additional Cake Stand for Display Items

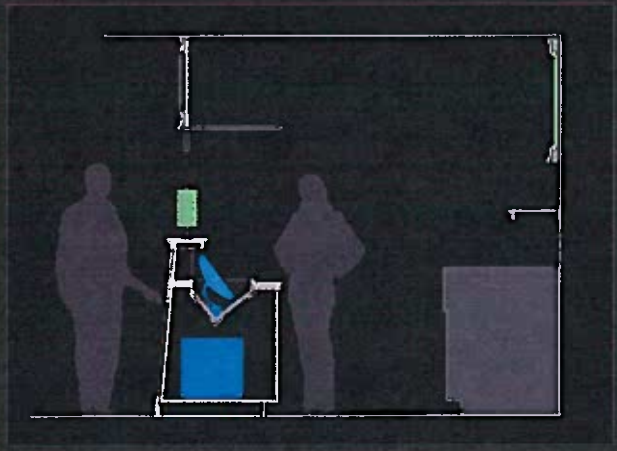
Plate Storage Above



Point of Sales

Menu Signage

Tray Storage Above



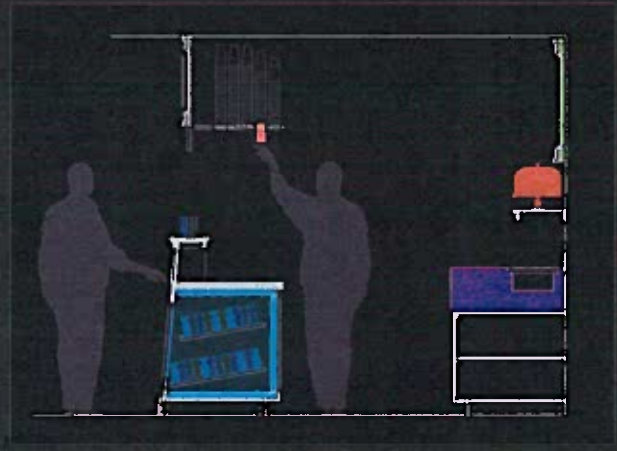
Refrigerated Display Case for Beverages

Cup Dispenser Overhead

Soda Dispenser on Counter

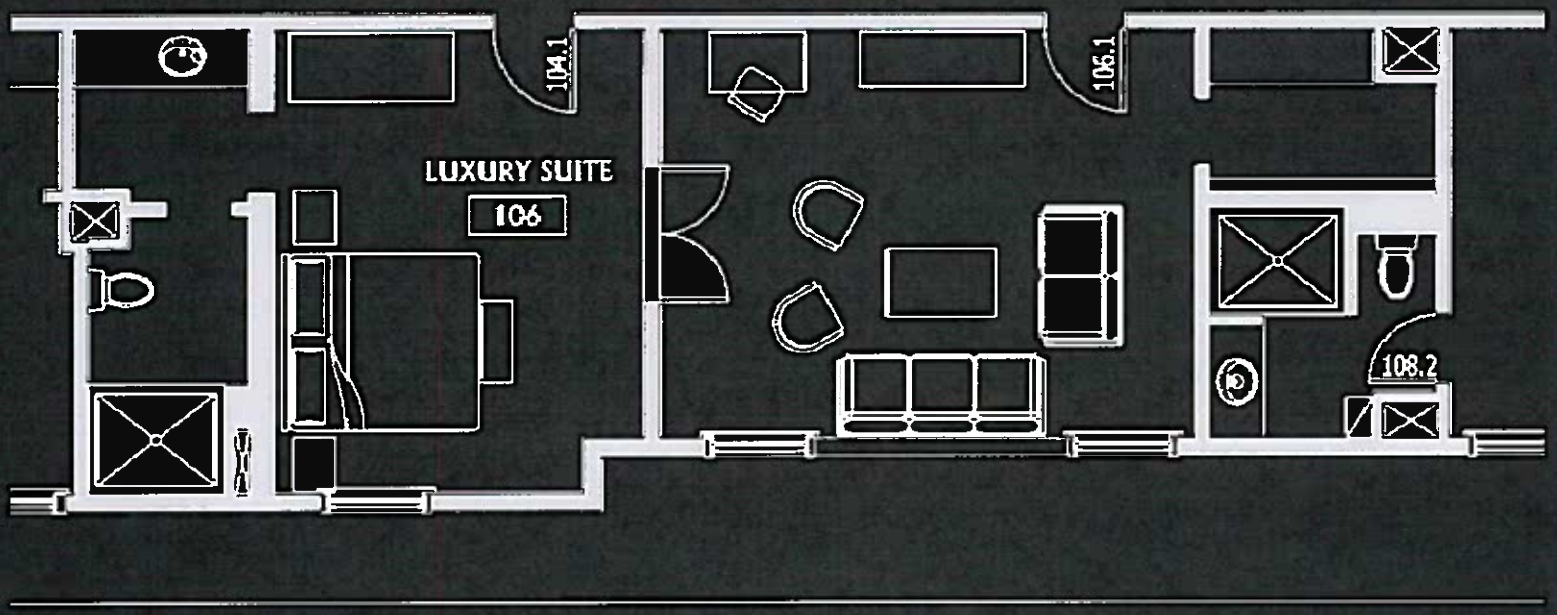
Sandwich Prep Table

Menu Signage



A&E ARCHITECTS

# Suite Layout

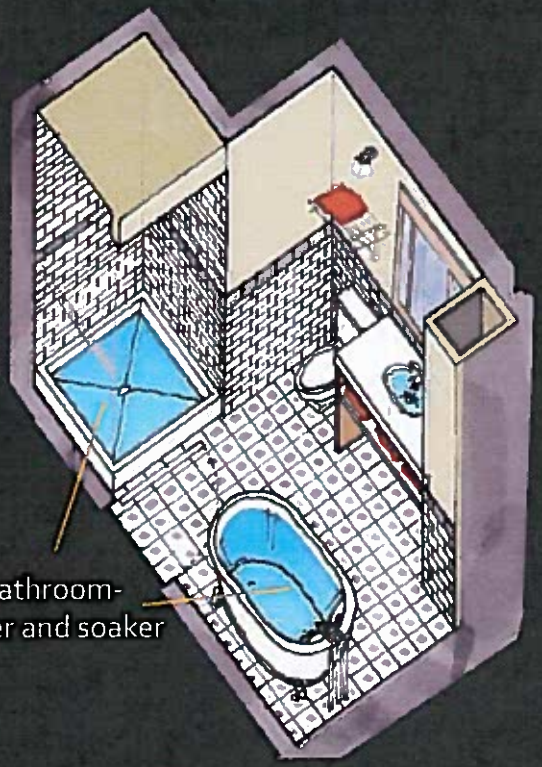



A&E ARCHITECTS

# Suite Bathrooms



typical guest bathroom- revised elevations



typical suite bathroom-
walk-in shower and soaker

**Lake Hotel Bathroom Redesign**

Layouts adjusted for suites-
see drawing sheets...

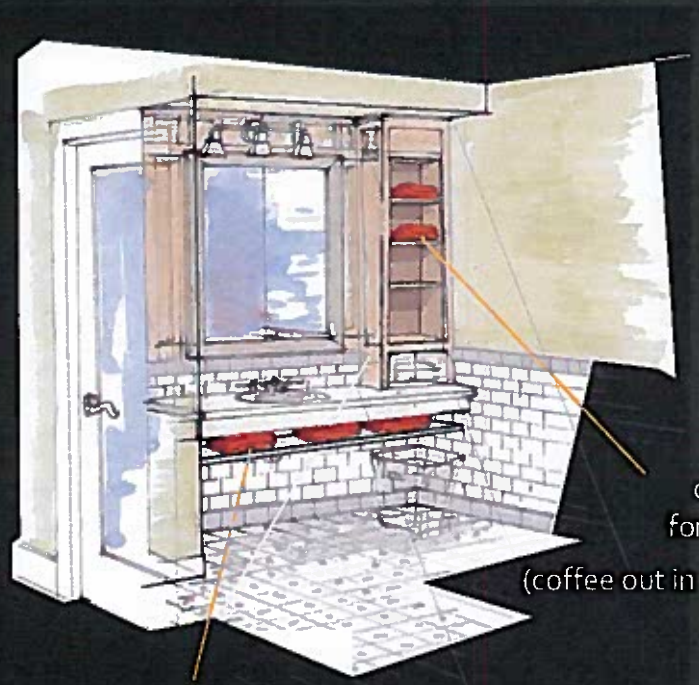
Master Suites supplemented with
soaker tubs and walk-in showers...

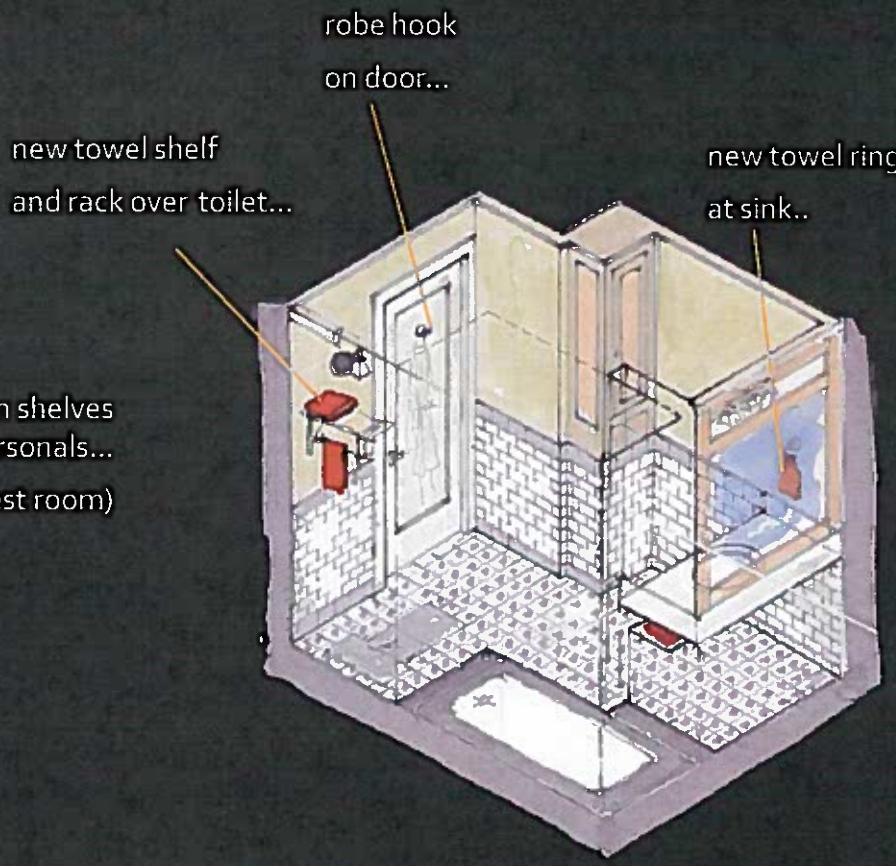
Awkward tub configurations
replaced with walk-in showers...

See Cut Sheet Reference Book
for additional hardware selections

A&E ARCHITECTS

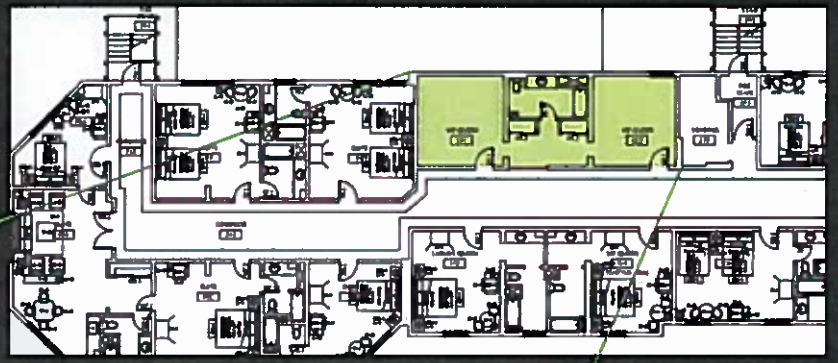
# Suite Bathrooms

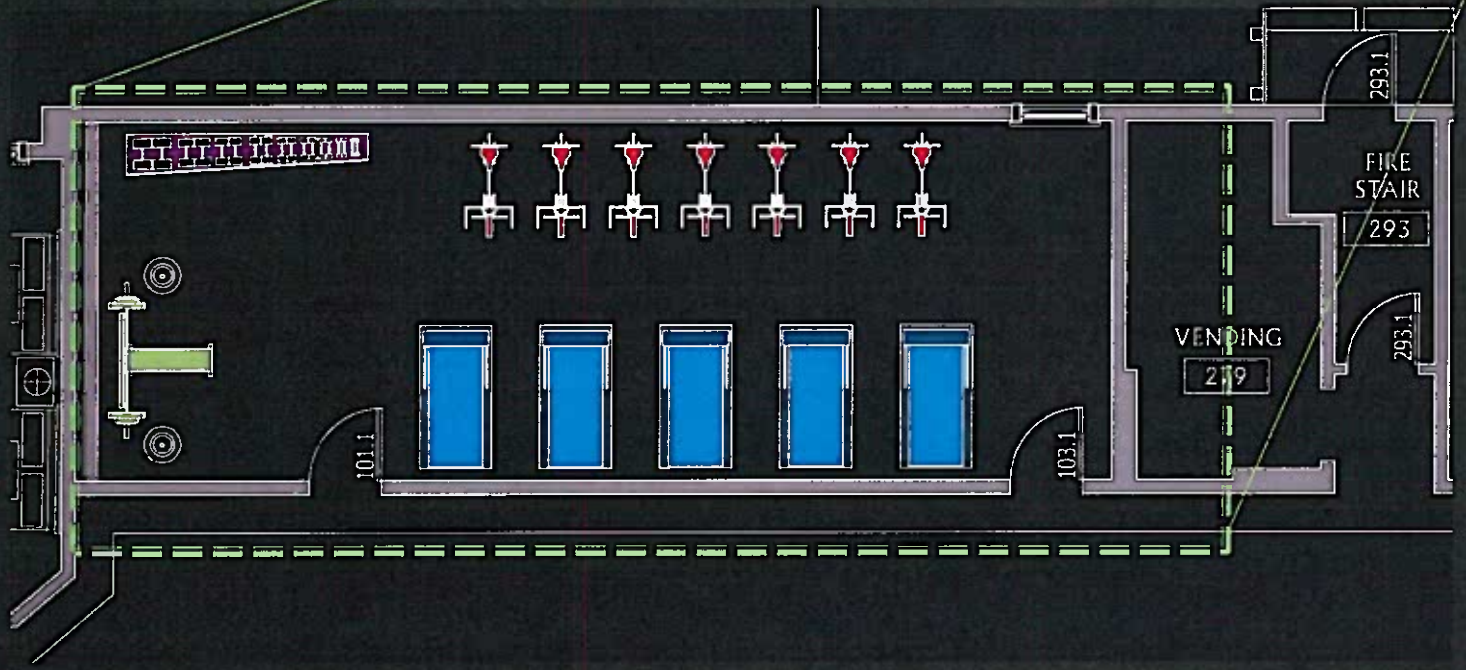



A&E ARCHITECTS

# New Exercise Rooms Second Floor






Treadmills

Stationary Bikes

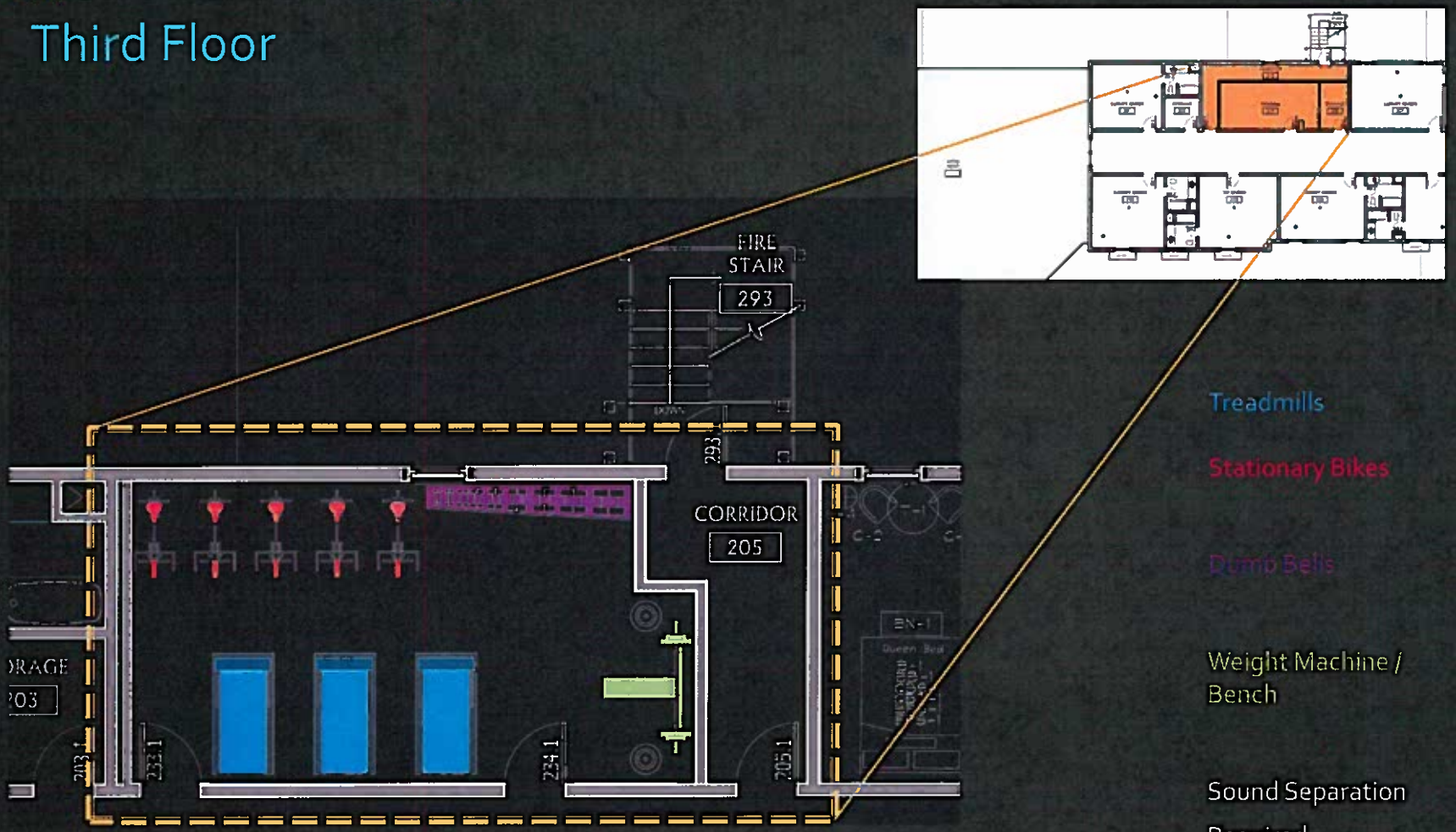
Dumb Bells

Weight Machine / Bench

Sound Separation Required

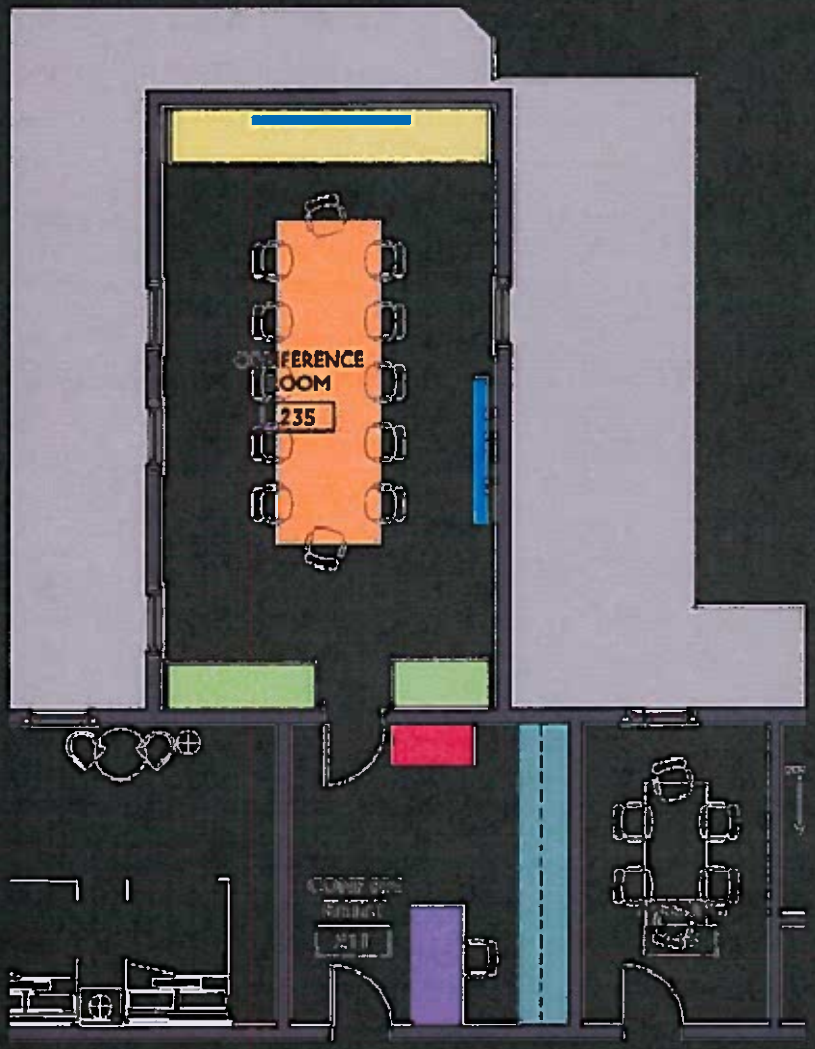
A&E ARCHITECTS

# New Exercise Rooms
# Third Floor




A&E ARCHITECTS

# Conference Room Facilities




Projector Screen

Retractable- into ceiling

Media Cabinet s:

Storage for Overhead Projector,

Presentation Supplies, Etc.

Conference table: 5ft x 16ft

power and data ports built-in

Conference Buffet Cabinets:

Big Screen Conf. TV

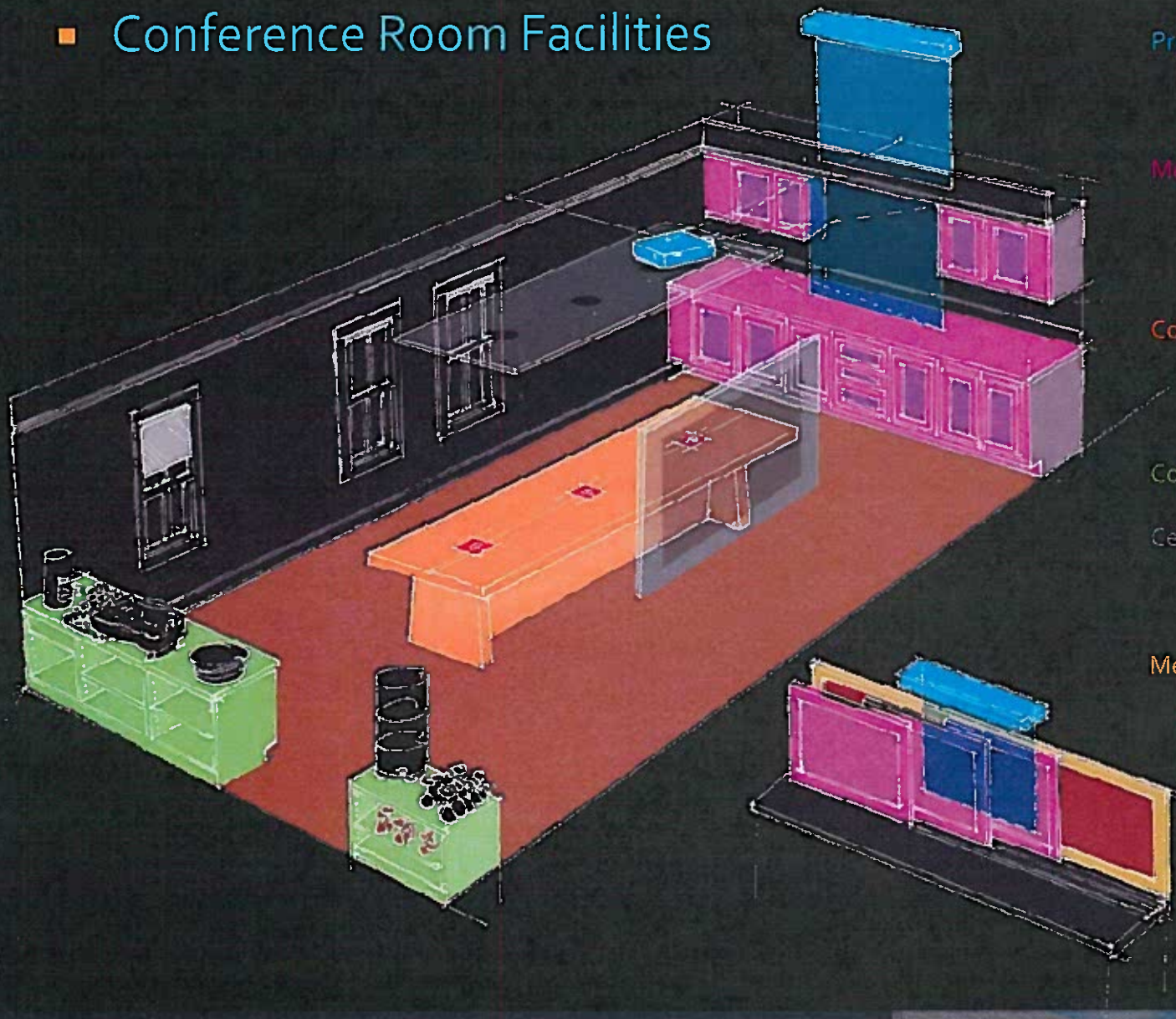
Registration Desk

Coat Check

Hand-outs

A&E ARCHITECTS

# Conference Room Facilities



**Projector Screen**
Retractable- into ceiling

**Media Cabinet s:**
Storage for Overhead Projector,
Presentation Supplies, Etc.

**Conference table: 5ft x 16ft**
power and data ports built-in

**Conference Buffet Cabinets:**

Ceiling Cloud

**Media Wall Alternate:**
Cork Board/ Bulletin Board Back
Sliding Panels- Dry Erase
Retractable Projection Screen
lowers down in front

A&E ARCHITECTS

# Typical Interior colors






# Typical Guestroom Furnishings



Linen Armoire



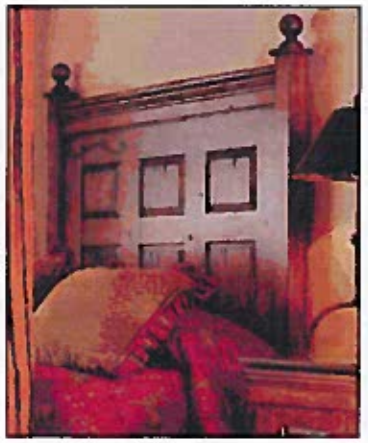
Ceiling Fixture



Night Stand



Table Lamp



Headboard



Desk Lamp



Bench



Lounge Chair



Desk Chair



Desk



Wall Sconce



# Guestroom Suite



Sofa



Table Lamp



Console Table



Wall Paint



Trim Paint



End Table



Dining Table



Lounge Chair



Dining Chair



# Deli

Wall Paint

Accent Color / Signage

Accent Color / Signage



Ceiling Fixture



Bistro Table Base and Top



Artwork

Printed in Sepia Tones



Hardwood Floor




Cabinet Tile



Side Chair



# Dining Room



Pendant Fixture



Trim Paint

Wall Paint



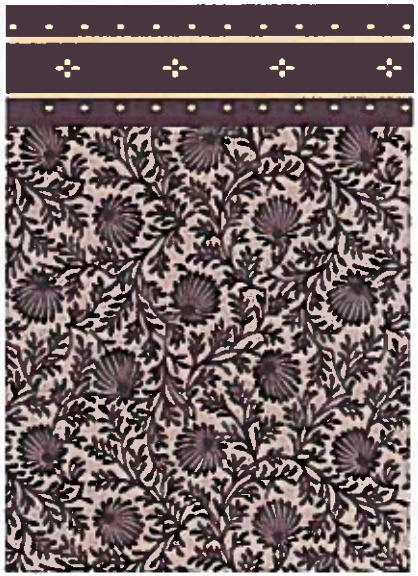
Wall Scone



Dining Chair



Chair Seat Vinyl





Window Treatments / Rod, Rings & Sheer



Mirror

# Bar / Coffee Bar



Wall Paint



Trim Paint



Artwork



Pedestal Table



Pendant Fixture





Chair Fabric



Floor Tile



Wood Stain / Bar



# Sun Room / Lobby



Ceiling Fixture

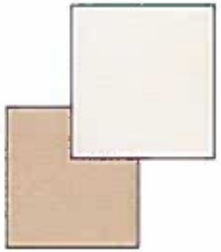


Sconce



Sofa

Wall Paint



Trim Paint



Sm. Buffet



Coffee Table



Table Lamp



Lounge Chair



Desk & Desk Chair



Wing Chair



End Table

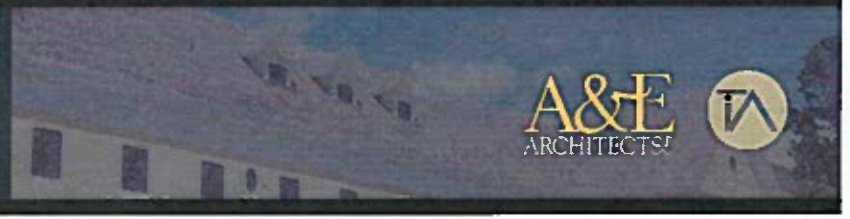


Field Carpet



Sofa

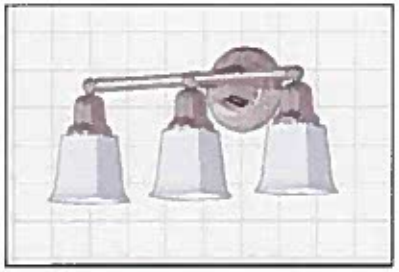
Sun Room / Lobby



# Guestroom Bath



Imagery



Vanity Fixture



Trim Paint



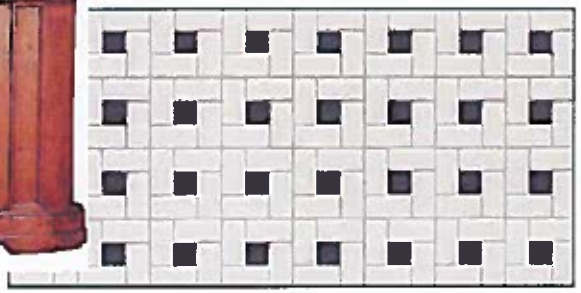
Faucet



Wall Paint



Vanity & Marble Top



Floor Tile



Wall Tile

A&E ARCHITECTS

# Typical Corridor



Wall Sconce



Mirror



Wall Paint



Trim Paint



Ceiling Fixture



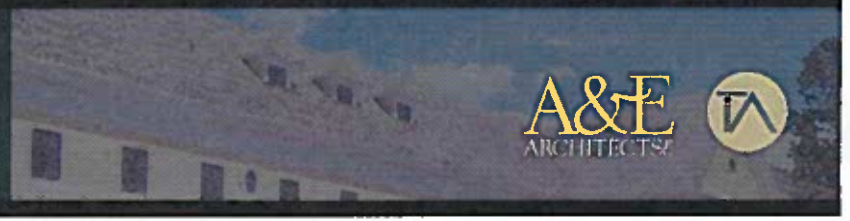
Field Carpet



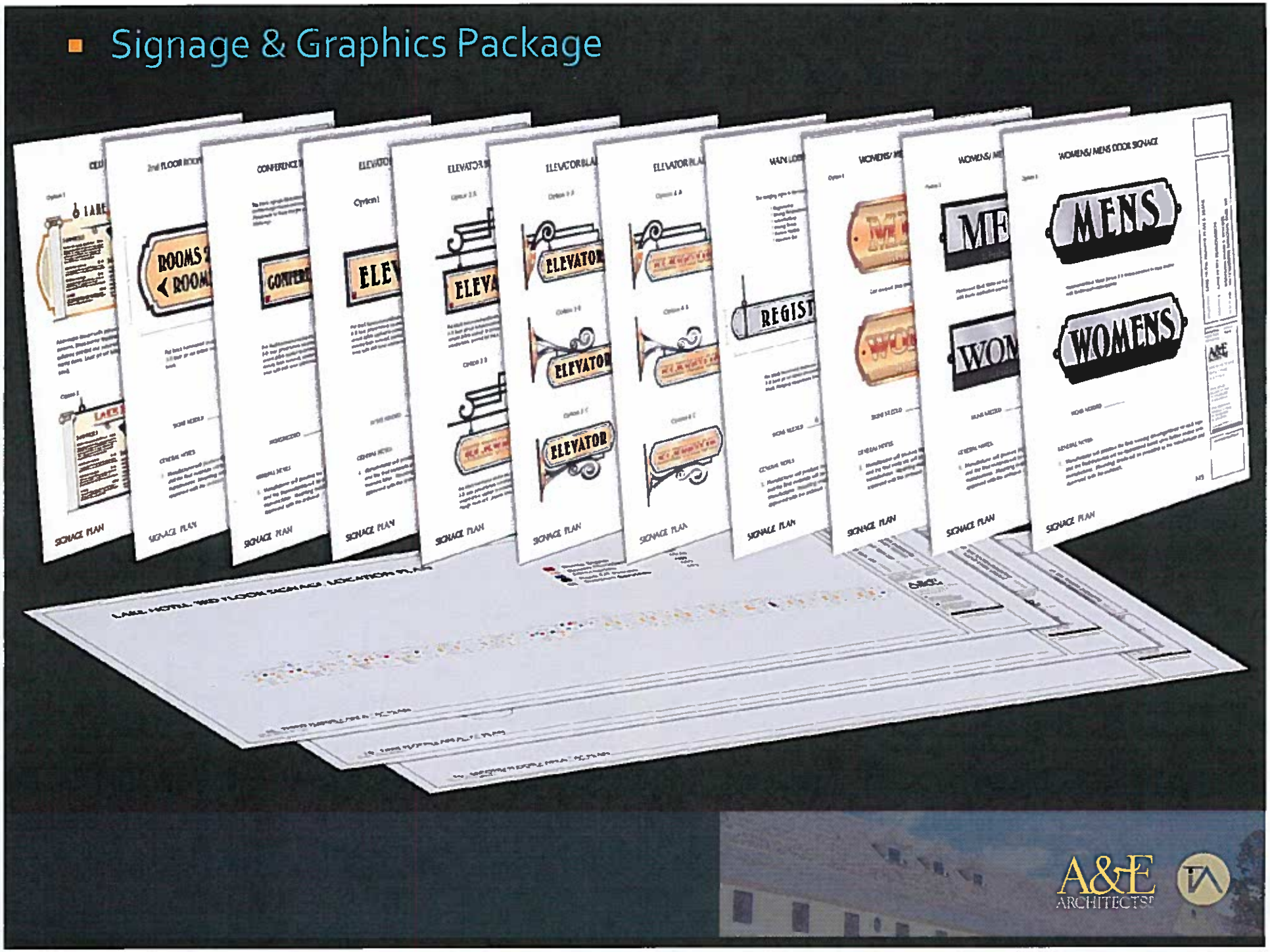
Console Table



Typical Corridor Runner



# Signage & Graphics Package



# STATEMENT OF PROBABLE COST 2009

## BOILER BUILDING UPGRADE

| | |
|---|---|
| DIRECT CONSTRUCTION COST | $774,570 |
| CONTINGENCY @ 10% | $77,457 |
| OVERHEAD & PROFIT @ 15% | $127,804 |
| GENERAL CONDITIONS @ 20% | $170,405 |
| **TOTAL CONSTRUCTION COSTS** | **$1,150,236** |

## WEST WING & PUBLIC SPACES

| | |
|---|---|
| DIRECT CONSTRUCTION COST | $4,629,497 |
| CONTINGENCY @ 10% | $462,950 |
| OVERHEAD & PROFIT @ 15% | $763,867 |
| GENERAL CONDITIONS @ 20% | $1,018,489 |
| **CONSTRUCTION COSTS** | **$6,874,802** |
| FF& E TOTAL | $909,566.00 |
| DELI EQUIPMENT | $80,160 |
| **TOTAL CONSTRUCTION COSTS** | **$7,864,529** |

## CENTER WING GUEST ROOM IMPROVEMENTS

| | |
|---|---|
| DIRECT CONSTRUCTION COST | $1,436,462 |
| CONTINGENCY @ 10% | $143,646 |
| OVERHEAD & PROFIT @ 15% | $237,016 |
| GENERAL CONDITIONS @ 20% | $316,022 |
| **CONSTRUCTION COSTS** | **$2,133,147** |
| FF& E TOTAL | $320,022 |
| SIGNAGE & GRAPHICS | $68,500.00 |
| **TOTAL CONSTRUCTION COSTS** | **$2,521,669** |

NOTE:
FF&E TOTALS INCLUDE:
4% SALES TAX , 12% FREIGHT , 5% INSTALLATION,
8% PURCHASE FEE

**TOTAL RENOVATION COST $11,536,434**



A&E ARCHITECTS